



View of block



**Offers in Excess of
£175,000**

A well presented, modern two bedroom top floor apartment with allocated parking, close to the town centre within a quiet modern development. Accommodation comprises entrance hall with storage, spacious open plan, lounge/dining/kitchen with integrated appliances, two bedrooms, bathroom, allocated parking, double glazing and gas central heating. A great value apartment in a great spot with 4 years of NHBC remaining.

Property Description

LEASE INFORMATION

Lease length: 150 years from July 2014 Ground Rent: £175.00 per annum

Maintenance: £99.00 per calendar month

ENTRANCE

Composite door opens to:

ENTRANCE HALL

Entry phone system, radiator, storage cupboard, doors to all rooms.

LOUNGE/KITCHEN/DINER 21' 0" x 12' 10" (6.40m x 3.91m)

Living area with UPVC double glazed French door to Juliet balcony, UPVC double glazed window to the side, radiator, open to Kitchen area with a range of storage units at base and eye level, rolled edge work surface areas, electric oven and gas hob with extractor fan over, stainless steel single drainer sink unit with mixer tap, built in cupboard housing wall mounted gas boiler.

BEDROOM ONE 10' 10" x 10' 6" (3.30m x 3.20m)

UPVC double glazed window to the rear, radiator.

BEDROOM TWO 10' 6" x 5' 11" (3.20m x 1.80m)

UPVC double glazed window to the rear, radiator.

BATHROOM

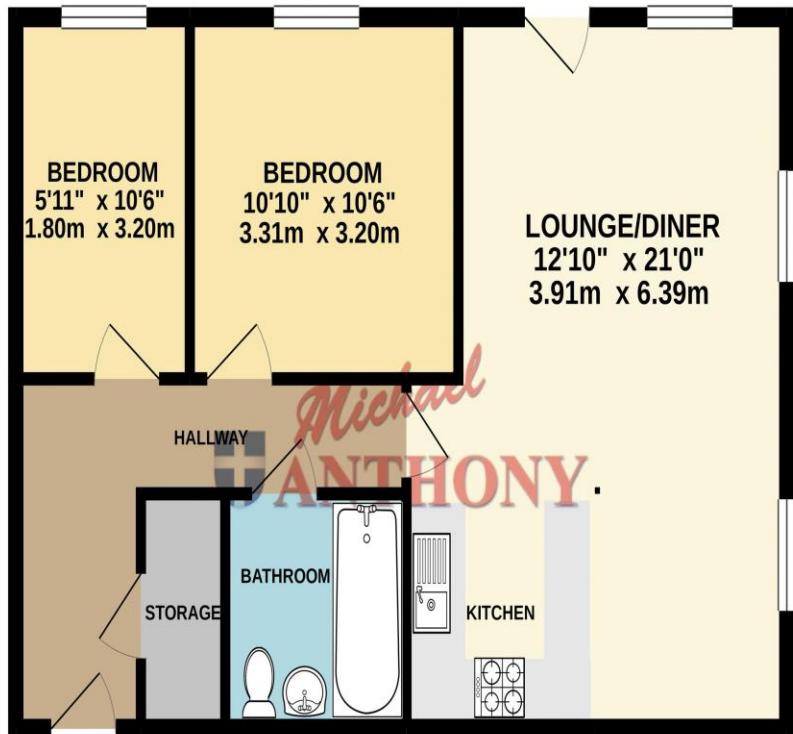
Low level wc, pedestal wash hand basin with mixer tap over, panelled bath with mixer tap and shower attachment, heated towel rail, part tiled walls, shaver point.

OUTSIDE

PARKING

One allocated parking space (first as you drive in on the right).

GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for identification purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

