



£165,000 Region



- Spacious ground floor flat
- Two bedrooms
- Private garden & garage
- Prime Hyde Park location
- No chain, ideal 1st home or investment
- Close to universities & city centre



**A TWO BEDROOMED GROUND FLOOR FLAT WITH ITS OWN PRIVATE GARDEN AND A GARAGE, SITUATED IN THIS VERY CONVENIENT LOCATION, A SHORT WALK TO LOCAL SHOPS, CAFES, THE LOVELY OPEN SPACES OF HYDE PARK WITH THE UNIVERSITIES AND CITY CENTER JUST BEYOND.**

Offered with no chain and a 'blank canvas' opportunity for private buyers or for investment, to perhaps further improve or simply decorate and furnish to personal tastes and standards. The property might also suit parents buying for son or daughter at university.

The spacious gas centrally heated and double glazed accommodation comprises an entrance vestibule, leading to a large lounge, a very generous master bedroom, a second smaller bedroom, a modern fitted kitchen and a bathroom w/c.

Outside, the property owns the enclosed front garden which is mainly laid to lawn and a single garage. Parking on site is for residents only.

The property is leasehold with a long 999 year lease from 1963 and the 25/26 service charge was circa £840 p/a including building insurance. We understand the ground rent is peppercorn only.





**Tenure** Leasehold

**Council Tax Band** B

**Possession** The property is intended to be vacant possession on completion.

#### Viewings

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

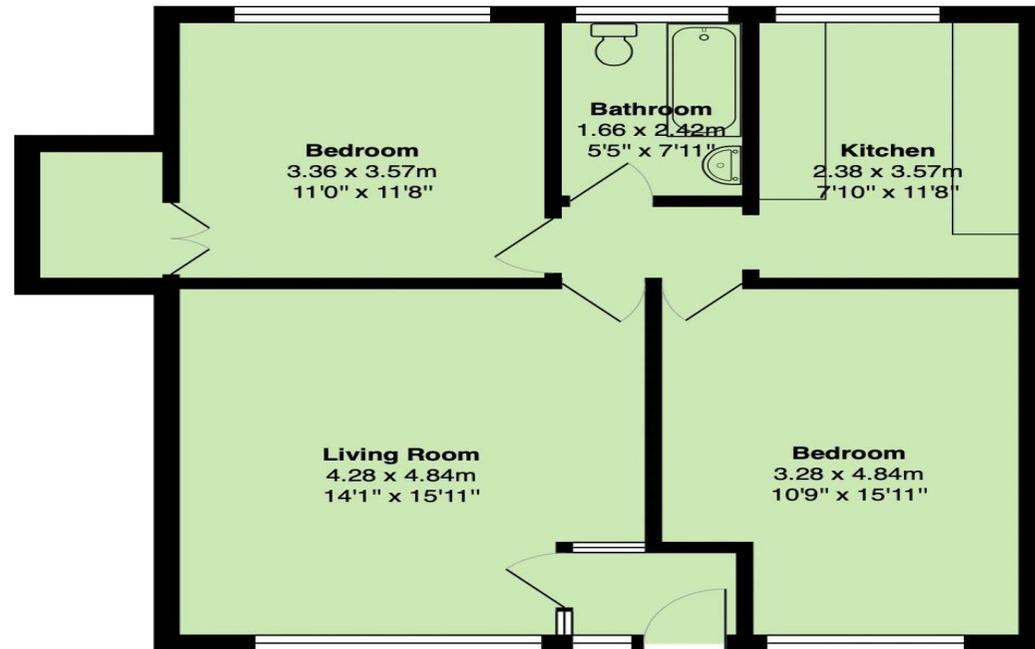
#### Making an offer

If you would like to make an offer on this property, please contact our office as soon as possible. Any evidence of funding you can provide to support your offer will help to inform the seller of your position. We strongly advise taking independent mortgage advice and can recommend an independent mortgage broker along with other property professionals.

#### Anti Money Laundering

Under UK Law, Estate agents are required to carry out Anti Money Laundering (AML) checks in line with regulations and guidance set out by HMRC. These checks include identifying the source of funds used to purchase a property and conducting identity checks on their customers. For any intending purchaser, we will require evidence of funding to support any offer. On receipt of a successful offer, we will also carry out an electronic identity check on each purchaser. We may also need to request photographic identification and/or proof of address. The fee for these checks is £36 including vat per purchaser.

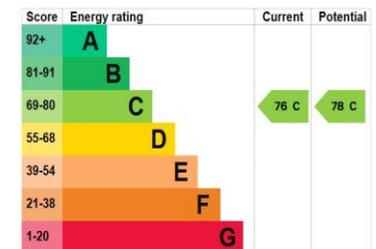
18, Ash Grove, Hyde Park, LS6 1AY



Total Area: 68.4 m<sup>2</sup> ... 736 ft<sup>2</sup>

#### Appliances/Services

None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed. They do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.

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