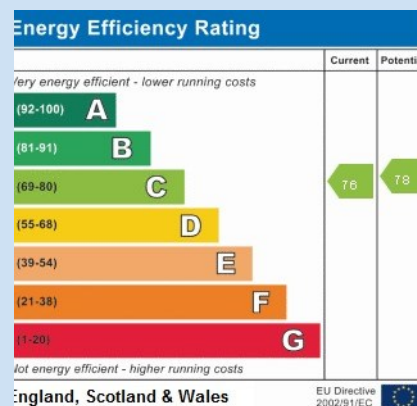


# 1 Gordon Rd, Trench TF2 7EX



£ 1 3 4, 9 5 0    r e g i o n

Spacious two bedroom ground floor apartment comprising of nicely fitted kitchen, spacious living room, two double bedrooms and bathroom with shower. The property sits on a nice corner plot and benefits from garden areas to the front side and rear plus driveway parking. This would make a super first time buy/retirement dwelling, or a rental investment with an expected income of around £695pcm.

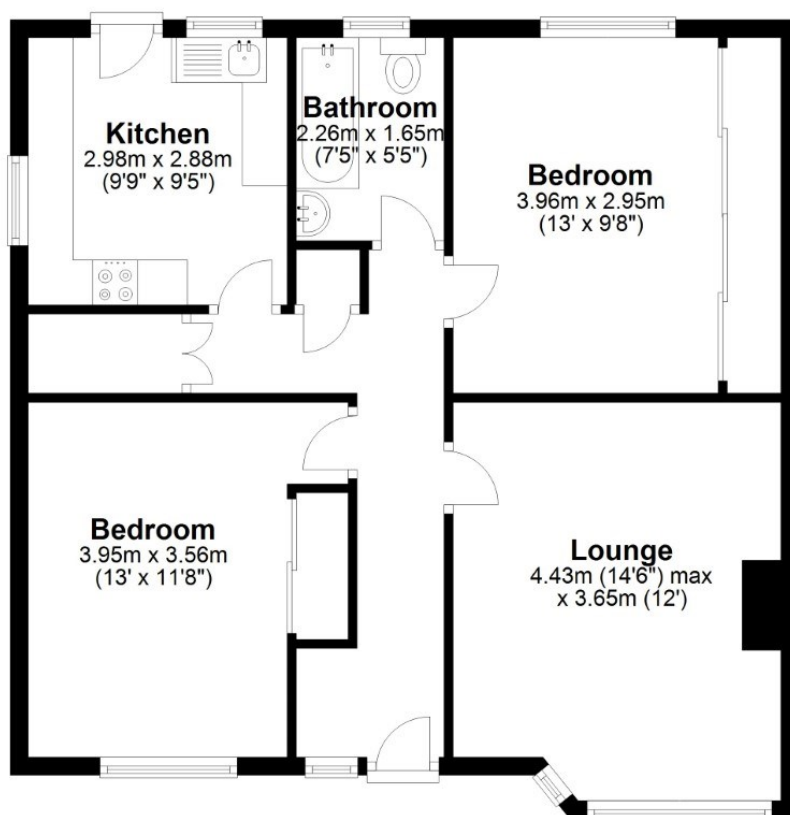






## Ground Floor

Approx. 68.3 sq. metres (735.1 sq. feet)



Total area: approx. 68.3 sq. metres (735.1 sq. feet)

**Tenure** Leasehold 93years remaining      **Service charge** approx. £300pa

**Ground rent** £10 pa      **Council tax** Band A

**Fixtures & Fittings** Where specifically mentioned in these sales particulars are included in the sale price.

**N.B** Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 19th May 2022