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Yukon Road, Turnford | EN10 6FN

£239,995 | Leasehold

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****RARELY AVAILABLE MAISONETTE IN DETACHED COACHOUSE**** Situated in the popular CANADA FIELDS development a light and airy ONE BEDROOM MAISONETTE with its own entrance and GARAGE BENEATH. This ideal FIRST HOME benefits from an enviable position adjacent to the NEW RIVER, very SPACIOUS DUAL ASPECT LOUNGE, KITCHEN, bathroom, BEDROOM with ensuite DRESSING ROOM and 105 year lease.



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Entrance Hall

Front door from the outside, laminate floor, dimplex storage heater, small window

FIRST FLOOR
642 sq.ft. (59.6 sq.m.) approx.

First Floor Lounge/Diner

Bright double aspect room with views over the New river, laminate floor, staircase from ground floor, 2 slimline heaters, access to loft space, archway to kitchen

Kitchen

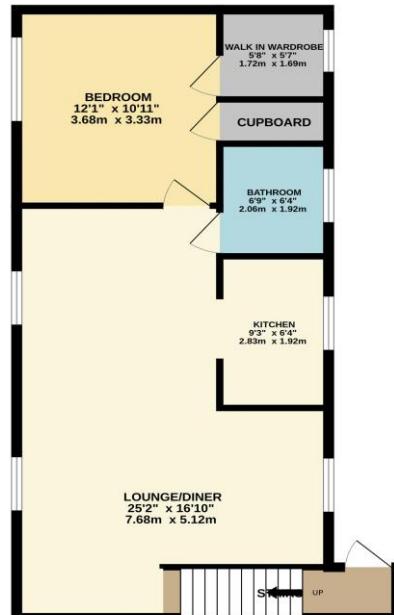
One and a half stainless steel sink unit with mixer taps, further range of base and eye level units, built in oven with electric hob above, steel splash back and extractor hood, space for washing machine, space for fridge freezer, window

Bathroom

Panel bath with electric shower above, fully tiled walls, shower screen, pedestal wash hand basin, low level w/c, wall mounted heater, shaver point, chrome heated towel rail, window

Bedroom

Laminate floor, large walk in dressing area with laminate floor, shelving, hanging space, window, large airing cupboard with water tanks



Garage

Directly below, with up and over door, light and power, single length

TOTAL FLOOR AREA: 642 sq ft (59.6 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 errors or omissions. Prospective purchasers are advised to check these measurements before committing to any purchase. The services, systems and equipment shown have not been tested and no guarantee is given for their operability or efficiency. No plan is intended to show boundaries of the property.

Lease Remaining	105
Service Charge	£559.80
Ground Rent	£100.00
Council Tax	D
EPC Rating	D

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Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars.

For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.