



****ONE BEDROOM APARTMENT****

GD3 Property are pleased to offer for sale this first floor, purpose built, one-bedroom apartment situated in the popular development of The Willows.

This spacious apartment has a nice size lounge, separate kitchen/breakfast room, a nice size double bedroom and a good size bathroom. The apartment benefits from security entry, lift service, communal gardens, communal gas central heating system and double-glazed windows.

This apartment would suit both first time buyers and investment - our letting team have estimated a rental of £950 per month.

Tenure - Leasehold

Managing Agent; GD3 Property Ltd

Service charge; £1630.95 PA

Ground Rent; £0.00 PA

Lease length; 999 years from 2001

Water charge; £374.90 PA

Gas charge; £968.60 PA

Council tax; A band

EPC; C

Broadband/Mobile Supply Check: Please use the Ofcom website



Entrance

Via communal front door with security entry system leading to:-

Communal Entrance Hall

With stairs and lift to first floor landing with personal front door to:-

Entrance Hall

Fitted carpet, built in storage cupboard with shelving, further walk in storage cupboard, textured ceiling, wall mounted security entry handset, doors to:-

Kitchen

11'11" x 6'5"

Double glazed window to front, radiator, ceramic tiled floor, range of fitted wall and base kitchen units comprising cupboards plus drawer with roll top work surfaces over and tiling to splashbacks, inset stainless steel single drainer sink unit with mixer tap, space and plumbing for washing machine, space for fridge/freezer, inset four burner electric hob with oven below and extractor hood over.

Lounge

13'8" x 9'11"

Double glazed window to side and rear, fitted carpet, textured and coved ceiling, TV point, radiator.

Bedroom

11'6" x 9'1"

Double glazed window to rear, fitted carpet, radiator, textured ceiling.

Bathroom

7'0" x 4'10"

Extractor fan, ceramic tiled floor, heated towel rail, white suite comprising panelled bath with mixer tap plus shower attachment and tiling to surround, pedestal hand basin with tiling to splashbacks and low level W.C.

Outside

Use of communal gardens.

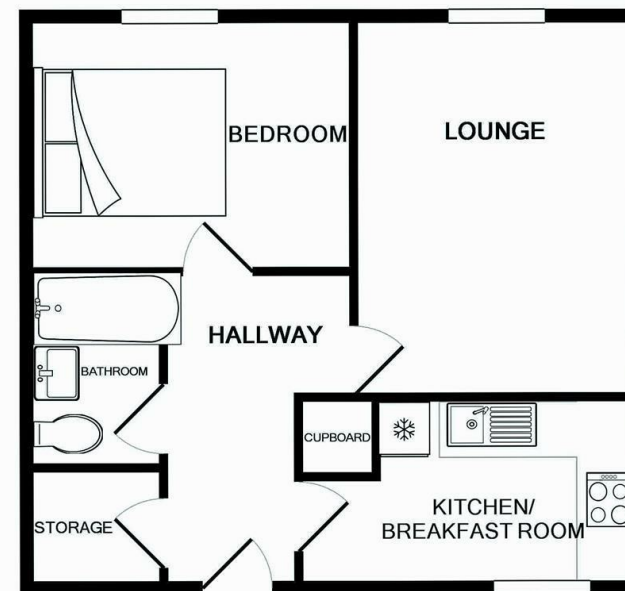
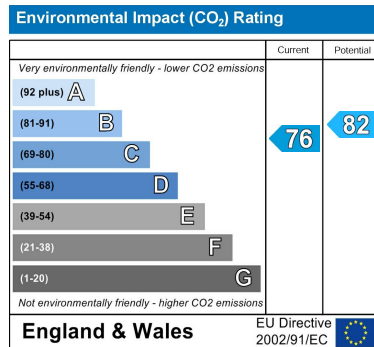
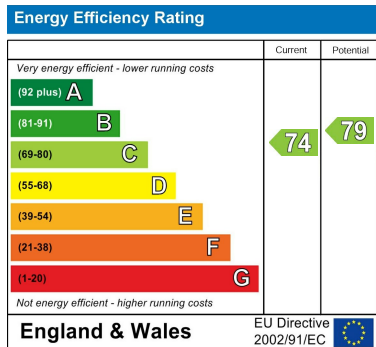
Disclaimer

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed.

Anti Money Laundering

Successful buyers will be required to complete online identity checks provided by SmartSearch. The cost of these checks is £60 inc. VAT per purchase which is paid in advance, directly to the agent. This charge verifies your identity in line with our obligations as agreed with HMRC.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 illustrative 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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