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Watery Lane, Turnford | EN10 6GF

£275,000 | Freehold


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OFFERED CHAIN FREE IS THIS TWO BEDROOM SECOND FLOOR APARTMENT WITH EN-SUITE, lounge with JULIET BALCONY, kitchen, GAS CENTRAL HEATING TO RADIATORS, attractive bathroom, security entry system, TWO ALLOCATED PARKING SPACES.



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The property is entered via security entry door to communal entrance hallway with stairs to second floor. Own front door to:

GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.

Entrance Hall

Two storage cupboards, airing cupboard, wood veneer flooring, radiator.

Lounge

Window to rear and Juliet balcony to side, wood veneer flooring, two radiators, television aerial point, opening to:

Kitchen

Window to side and fitted with a range of wall and base units with roll top work surfaces over incorporating a single drainer sink unit, built in dishwasher, washing machine, oven and hob with extractor hood, space for fridge freezer.

Bedroom One

Window to rear, radiator, built in wardrobe.

En-Suite

Fitted with a suite comprising double shower cubicle, pedestal wash hand basin with mixer tap, low flush w.c, heated towel rail, half tiled walls.

Bedroom Two

Window to rear, radiator, access to loft space.

Attractive Bathroom

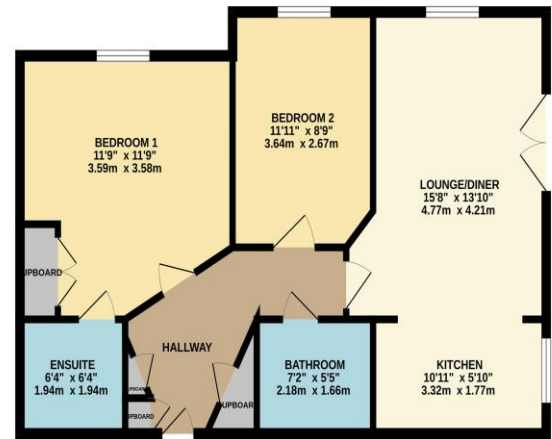
Fitted with a suite comprising low flush w.c, panel enclosed bath with mixer tap and hand shower spray attachment, vanity wash hand basin with cupboard below and mixer tap, heated towel rail, extensive tiled walls.

Exterior

Communal grounds surround the property.

Allocated Parking

Two parking spaces provided.



TOTAL FLOOR AREA = 677sq. ft. (62.9 sq.m.) approx.
Unless every alternative has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, closets and other items are approximate and are responsibility of the buyer. Measurements are not guaranteed. This plan is for illustrative purposes only and should be used as such for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their condition.

Lease Remaining	110 Years
Service Charge	£1,440 PA
Ground Rent	£250 PA
Council Tax	C
EPC Rating	B

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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.