



Oliver Court, Off London Road

£180,000

A three-bedroom DUPLEX APARTMENT just OFF LONDON ROAD with communal parking and a GARAGE.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C



0116 274 5544





Entrance Hall

With stairs to first floor, two storage cupboards and a radiator.

WC

6' 3" x 2' 10" (1.91m x 0.86m)

With a window to the front elevation, WC, wash hand basin.

Open Plan Living/Dining Kitchen

20' 8" x 15' 0" (6.30m x 4.57m)

(narrowing to 13'6") Kitchen area 12' x 8'7" With patio doors to the Juliette balcony, window to the front elevation, one and a half bowl sink and drainer unit with a range of wall and base units with work surfaces over, breakfast bar, oven (currently not working), gas hob with filter hood over, plumbing for a washing machine, cupboard housing the boiler, storage cupboard and a radiator.



First Floor Landing

With loft access leading to a partly boarded loft.

Bedroom One

12' 1" x 8' 9" (3.68m x 2.67m)

With patio doors leading to the balcony, built-in double wardrobes, a storage cupboard and a radiator.

Bedroom Two

12' 0" x 8' 10" (3.66m x 2.69m)

With a window to the front elevation, two built-in wardrobes and a radiator.

Bedroom Three

11' 0" x 6' 2" (3.35m x 1.88m)

With windows to the rear and side elevations and a radiator.

Bathroom

8' 1" x 6' 0" (2.46m x 1.83m)

With a window to the front elevation, inset ceiling spotlight, bath with overhead rainforest shower and hand-held shower, hand basin, WC, and heated towel rail.

Communal Garden

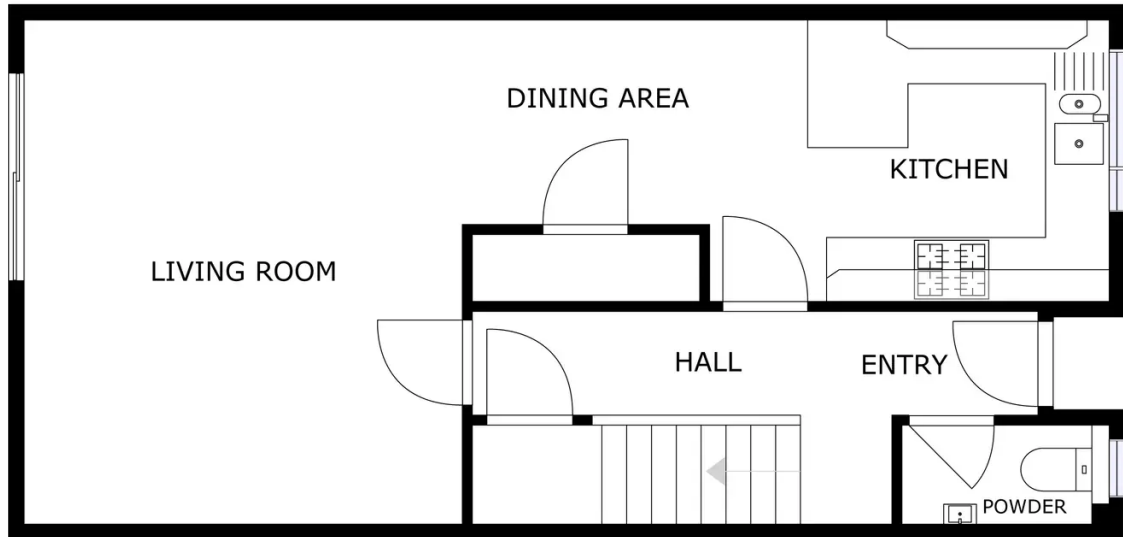
Lease Details:

Service Charge: £75 a month

Ground Rent: £2 a Year

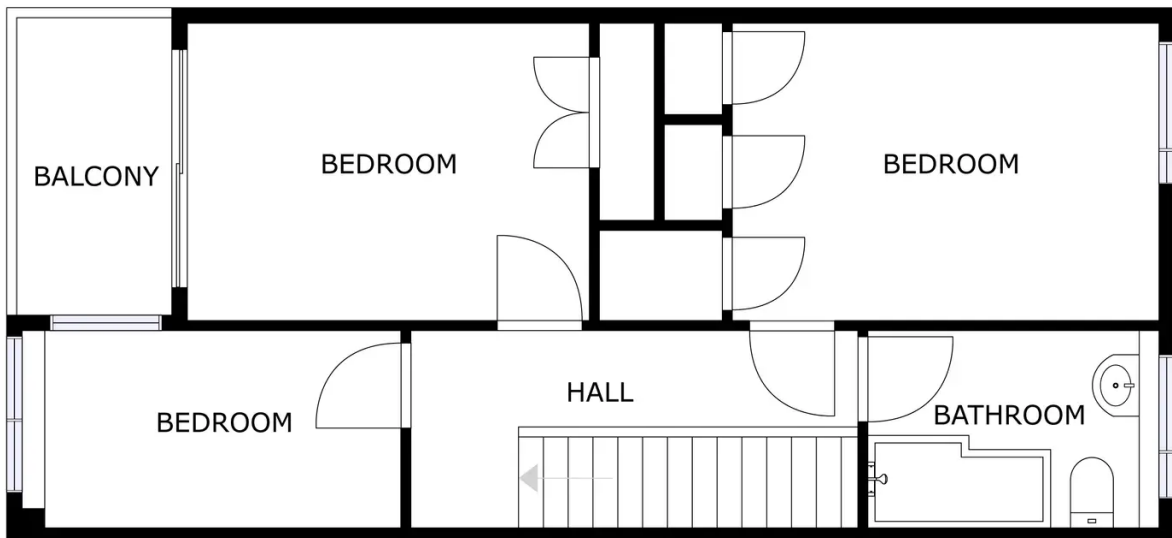
Lease Expiry: 01/08/2108

Annual Block Buildings Insurance £436



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 49 m², FLOOR 2: 48 m²
 TOTAL: 97 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 49 m², FLOOR 2: 48 m²
 TOTAL: 97 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



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