



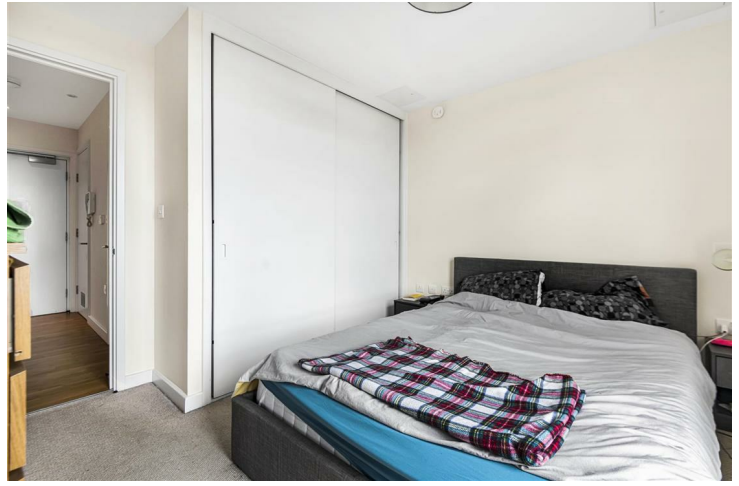
A light and airy top floor apartment with elevated views with a southerly aspect. Situated in the popular Chatham Place development just a short walk of the vibrant town centre and the mainline station. A sizable apartment with an **ALLOCATED PARKING** space finished to a high standard in a contemporary style. The open-plan living room opens up to **PRIVATE BALCONY** with far reaching views over the rooftops.

Interested? Please contact our sales team to find out more, or to book a viewing.



- 8th Floor one bedroom apartment
- South facing balcony with far reaching views
- Concierge & stylish entrances
- Modern contemporary finish & high specification
- Sizable 548 square foot apartment
- No onward chain





Further details

Additional information - Financial & lease informa

Years remaining 235 years

Service charge: £1377.36 every 6 months

Ground rent: £350 per annum

Ground rent review period: Every 25 years, in line with the average earnings index, next review is 1st January 2035

Additional information (Part B)

Services:

Gas - mains

Water - mains

Drainage - mains

Electricity - mains

Heating - Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast - Fibre to the premises (FTTP)

For an indication of specific speeds and supply of broadband and mobile, we recommend buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Parking

The property has an allocated parking space in the gated undercroft parking area.

Communal gardens

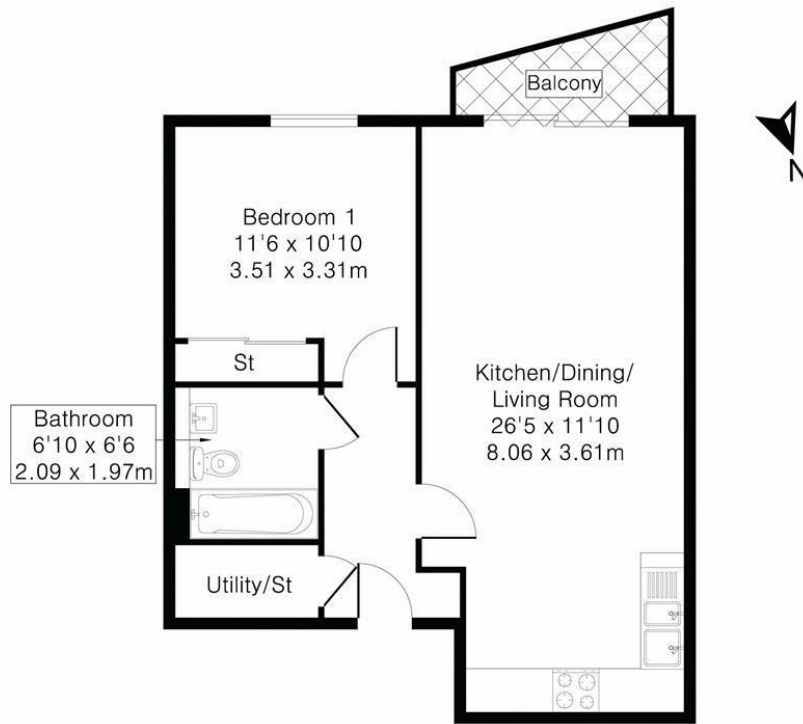
The communal gardens are enclosed and are paved with raised planters and a number of benches for use by the residents.

Rental Yield

We believe the current rental value for a furnished let would be £1300 per calendar month which based on the asking price represents a possible gross rental yield of 6.5%

Floorplan

Approximate Gross Internal Area 551 sq ft – 51 sq m



Eighth Floor Flat



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.