



A sizable TOP FLOOR 600-square-foot apartment, finished to a high standard in a contemporary style, located on the 8th floor and arguably in the best position within the development. You have far-reaching south-facing views across the rooftops, which can be enjoyed from the PRIVATE sweeping BALCONY. A well-serviced apartment block, complete with CONCIERGE and stylish entrance halls. There is a SECURE underground PARKING space, with the vibrant town centre and the mainline station just a short walk away. The property is being sold with no onward chain.

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



- 8th floor 1 bedroom apartment with secure parking
- Sizable 600 square foot apartment
- Private south facing balcony
- Concierge & stylish entrances
- Modern contemporary finish & high specification
- No onward chain





Further details

Additional information - Financial & lease info

Years remaining: 233

Service charge: £1600.31 every 6 months

Ground rent: £350 per annum

Ground rent review period: Every 10 years, review 2035 in line with RPI

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 website "Broadband and mobile coverage checker"

Parking

The property benefits from an allocated parking space in the the gated underground parking area.

Concierge

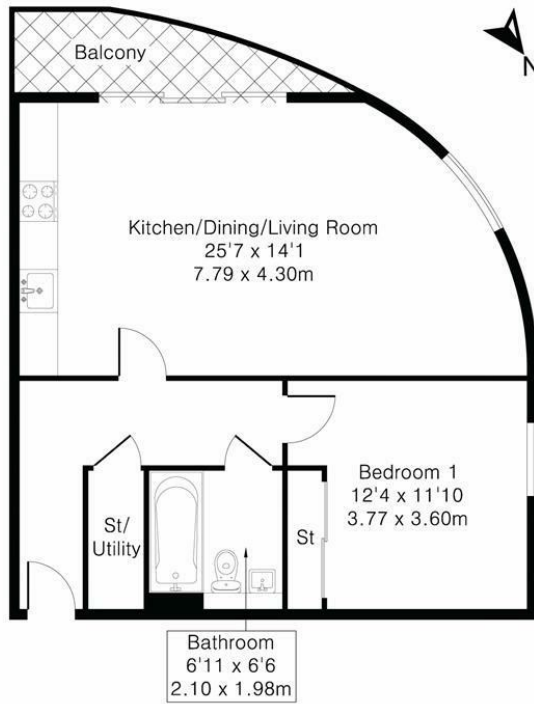
The development has a concierge service which is located by the entrance to the car park.

Communal Gardens

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

Floorplan

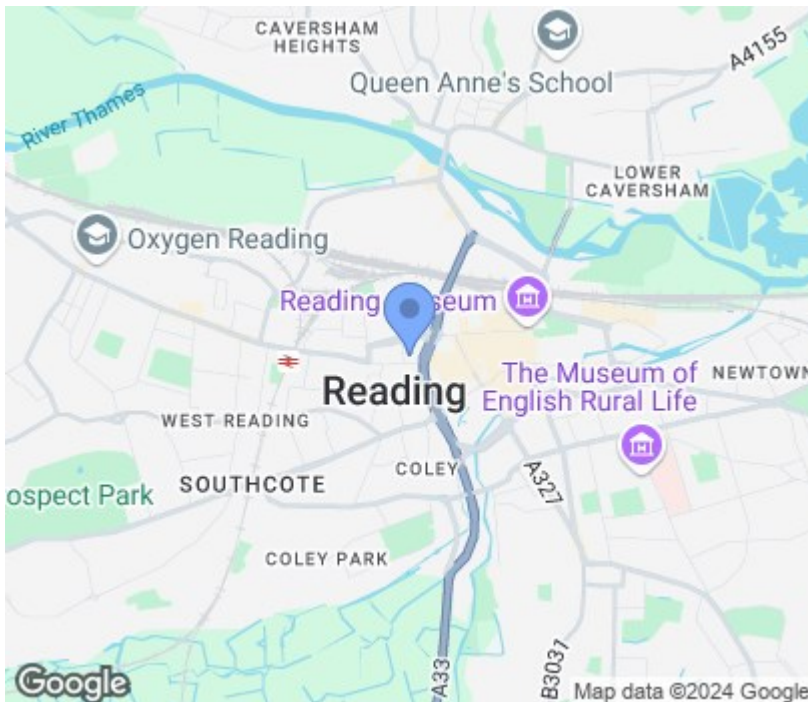
Approximate Gross Internal Area 653 sq ft – 61 sq m



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		81	81
(69-80) C			
(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.