



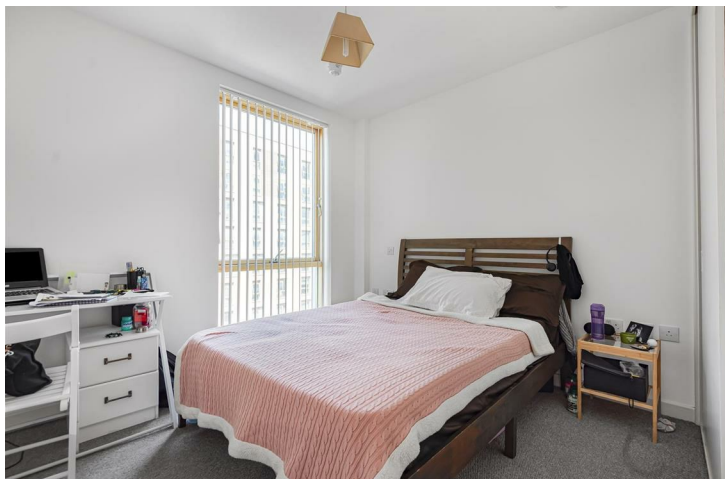
A very well presented 4th floor two bedroom apartment situated in the popular Chatham Place development just a short walk of the vibrant town centre and the mainline station. A well maintained development with on site concierge and secure undercroft parking. The apartment is finished to a high standard in a contemporary style.

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



- Two bedrooms, en-suite shower room
- Prime town centre development
- 4th floor position with lift access
- Possible gross rental yield of 6.8%
- On site concierge
- Secure undercroft parking





Further details

Council tax band D

Additional information - Financial & lease info

Years remaining: 233
Service charge: £1836 every 6 months
Ground rent: £350 PA
Ground rent review period: Every 10 years, review 2032 in line with RPI

Please note: Lease and service charge detail is provided as a guide and is based on information supplied by the seller.

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)

Mobile phone coverage

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

The current seller of this property is not a qualified leaseholder, this may present issues for onward protection under the building safety act, for further details please contact the office.

Possible rental yield

The property is currently let on an assured shorthold tenancy for £1800 per calendar month which based on the asking price represents a possible gross rental yield of 6.8%

Parking

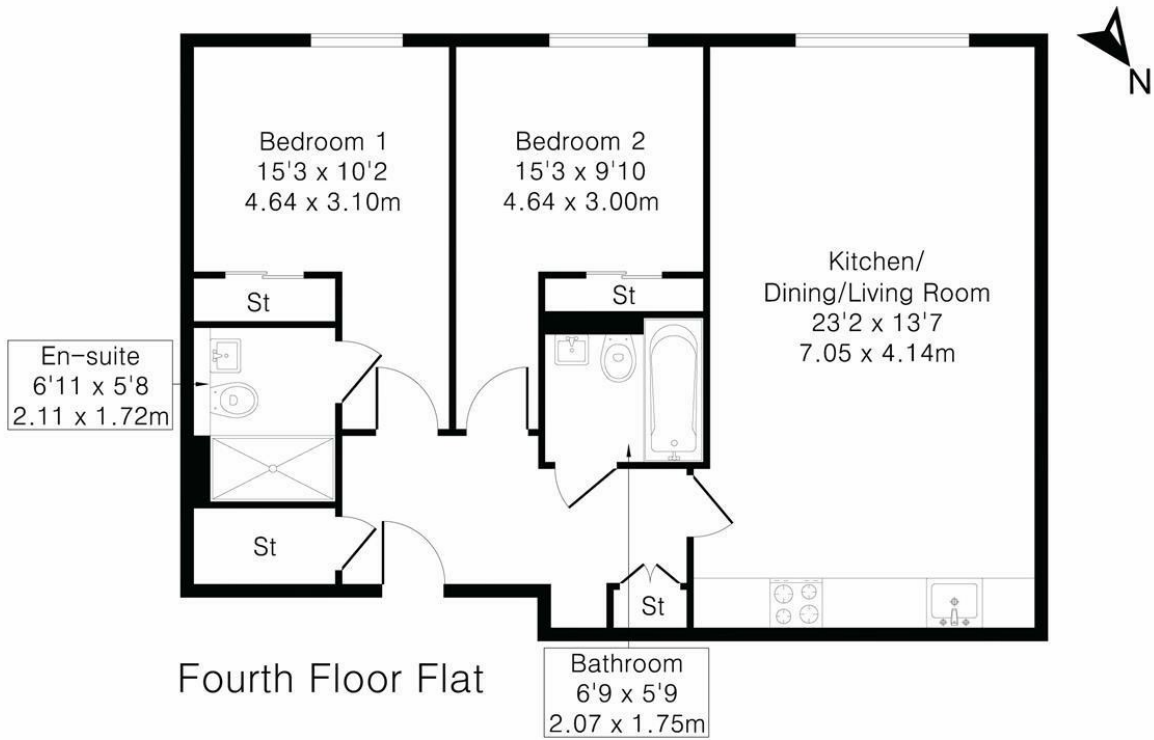
The apartment has an allocated space in the undercroft car park

Concierge

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

Floorplan

Approximate Gross Internal Area 749 sq ft – 70 sq m



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 | | 83 | 84 |
| (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.