



This impressive 4-bedroom townhouse is situated in the popular Green Park development which offers several amenities including Green Park Station, local shops, school. The property boasts an open-plan living area with an integrated kitchen, and boot room leading to w/c. On the 1st floor, there is a living room that benefits from a dual-aspect balcony and a master bedroom with an ensuite. The 2nd floor consists of a further 3 bedrooms and a family bathroom. This property is being sold with no onward chain complications.

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



- Town House
- Dual aspect balcony
- 4 bedrooms
- No onward chain
- Open plan living area
- Allocated parking





Council tax band E

Council Reading

Additional information (Part B)

Property construction – Standard form

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”

Parking

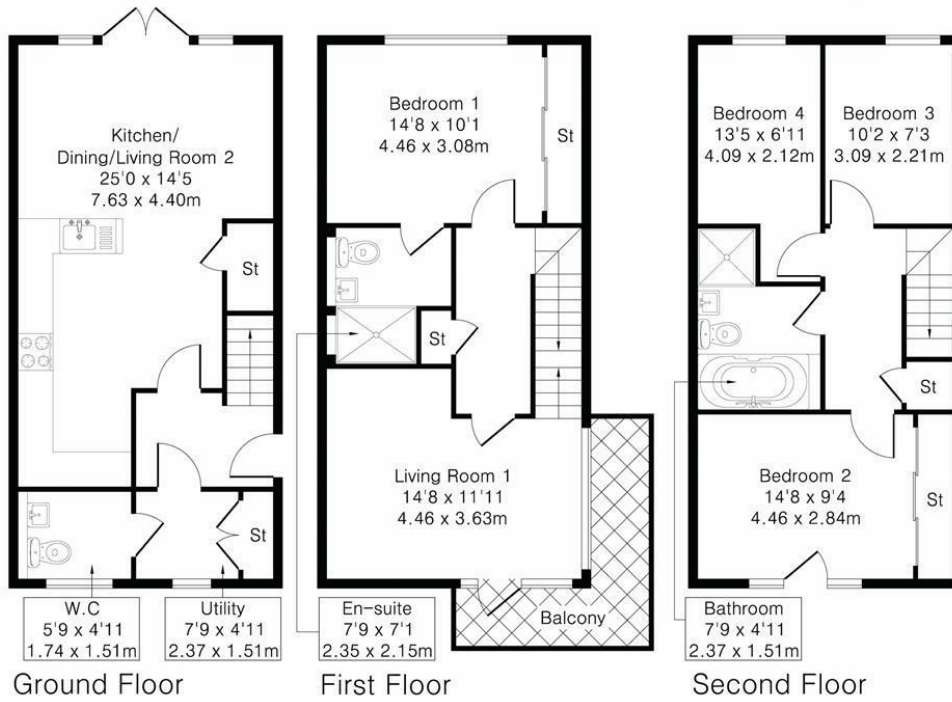
There is an allocated parking space available at the property

Service charge

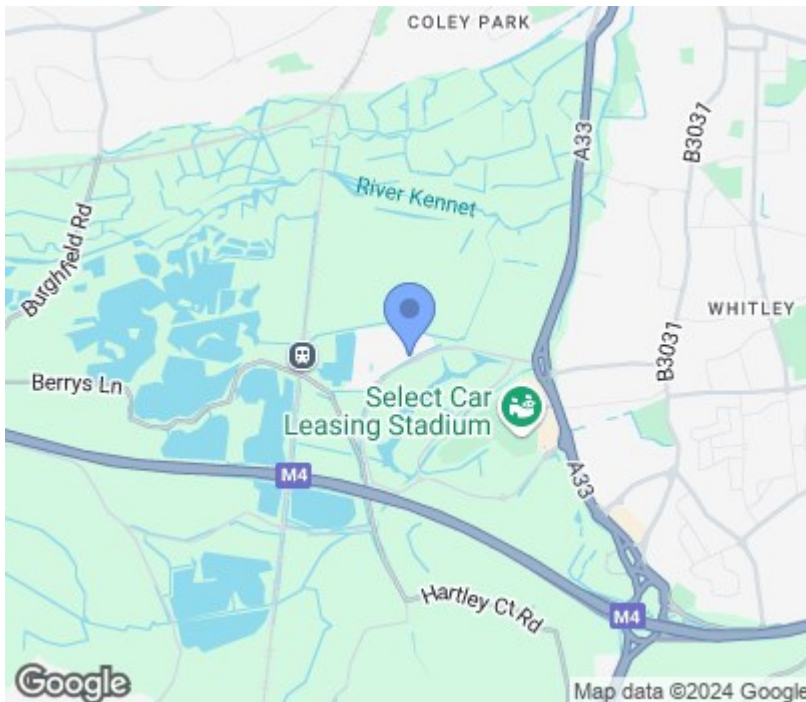
There is a yearly service charge of £396.

Floorplan

Approximate Gross Internal Area 1311 sq ft – 123 sq m
 Ground Floor Area 437 sq ft – 41 sq m
 First Floor Area 437 sq ft – 41 sq m
 Second Floor Area 437 sq ft – 41 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 | | | 92 |
| (81-91) B | | 83 | |
| (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.