

£117,000

A top floor one bedroom apartment situated within an impressive grade II listed regency terrace. Located within 300 metres of the fashionable restaurant and boutique district of Montpellier, the accommodation comprises of a 10' 4" x 6' 8" Bedroom, a 16' 4" x 8' 5" sitting room with fitted kitchen area off, and separate shower room with skylight window. Key features include first come first served resident parking area to front (Permit Parking Zone 13), south facing communal garden, situated within half a mile of the town centre, 1 mile of the train station, and 3 miles of the M5 junction 11. Previously rented for 500 PCM. In need of some redecoration, this well located apartment is an ideal first time buy, or investment opportunity. Offered with vacant possession and no onward chain. EPC exempt.



Top Floor Apartment

One Bedroom

Grade II Listed Building

Communal Parking Area (Permit Zone 13)

Outside Front

Stone steps with iron railings leading up to a decorative Roman arch storm porch with stone pillars, communal entrance with intercom. Communal first come first served parking, communal garden mostly laid to lawn.

Communal Areas

Communal hallways and landings, access to rear, with four flights of stairs leading to a top floor landing shared with one other apartment.

Entrance Hallway

Entrance via a wood panelled door, short hallway with doors to all rooms.

Sitting Room 16' 4" x 8' 5" (4.97m x 2.56m)

Wood framed sash window to rear with views towards the back of Lansdown Crescent, twin recess storage cupboards, radiator, kitchen area off and door to shower room.

Kitchen Area (Off Living Room) 7' 1" x 5' 7" (2.16m x 1.70m)

Range of base level storage units with work surface over, inset stainless steel circular sink, electric hob, inset electric oven, space for a washing machine stainless steel extractor, wall mounted storage units.

Bedroom One 10' 4" x 6' 8" (3.15m x 2.03m)

Wood framed window to side, wall mounted boiler.

Shower Room

Roof window light, corner shower cubicle, WC, pedestal wash basin.

Property Information:

Share of freehold.

Lease Length: 999 years.

Current unexpired term 969 years approx

Current maintenance charge: £87.50 PCM

Property rental estimate (with redecoration) :

£525 - £550 PCM.

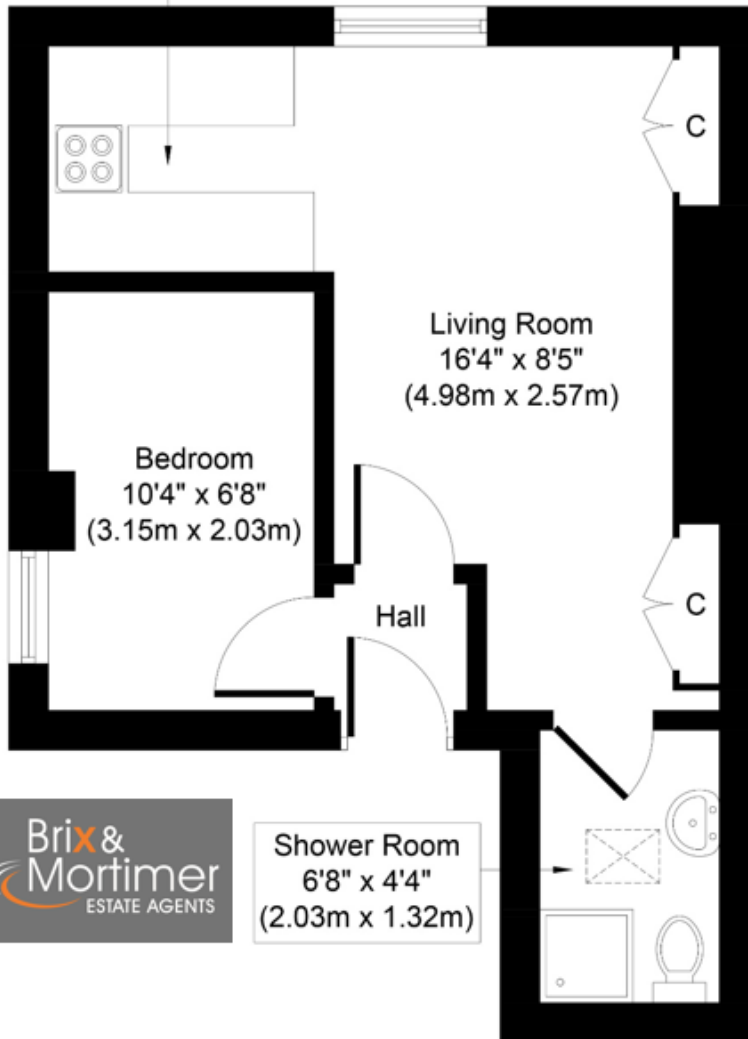


Council Tax Band A.

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Kitchen
7'1" x 5'7"
(2.16m x 1.70m)



Approximate Floor Area
304 Sq. ft.
(28.2 Sq. m.)

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