



£70,000

BOURNE MEWS NETHERFIELD

- FIRST FLOOR APARTMENT
- ONE BEDROOM
- LOUNGE
- NO CHAIN
- CLOSE TO AMENITIES
- EPC C



Investment Opportunity – One-Bedroom Flat with 102-Year Lease

LOCATED IN THE HEART OF NETHERFIELD, THIS WELL-PRESENTED ONE-BEDROOM, FIRST-FLOOR FLAT OFFERS BOTH COMFORT AND CONVENIENCE.

THE HALLWAY PROVIDES ACCESS TO A SPACIOUS DOUBLE BEDROOM, A MODERN KITCHEN, A STYLISH BATHROOM, AND A GENEROUSLY SIZED LOUNGE/DINING AREA- PERFECT FOR RELAXING OR ENTERTAINING.

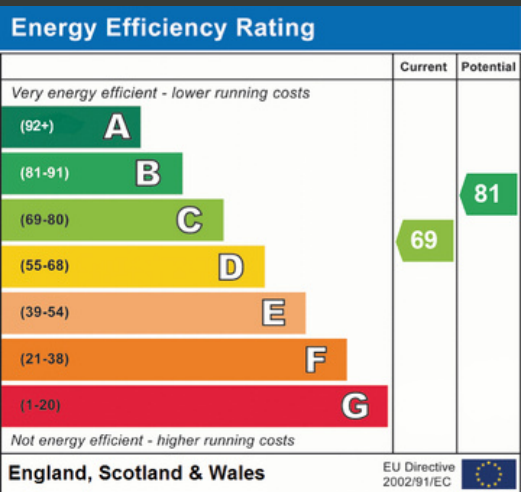
THE PROPERTY INCLUDES A DEDICATED PARKING SPACE, AND THE DEVELOPMENT FEATURES COMMUNAL AREAS DESIGNED TO FOSTER A SENSE OF COMMUNITY AND PROVIDE OUTDOOR ENJOYMENT FOR RESIDENTS.

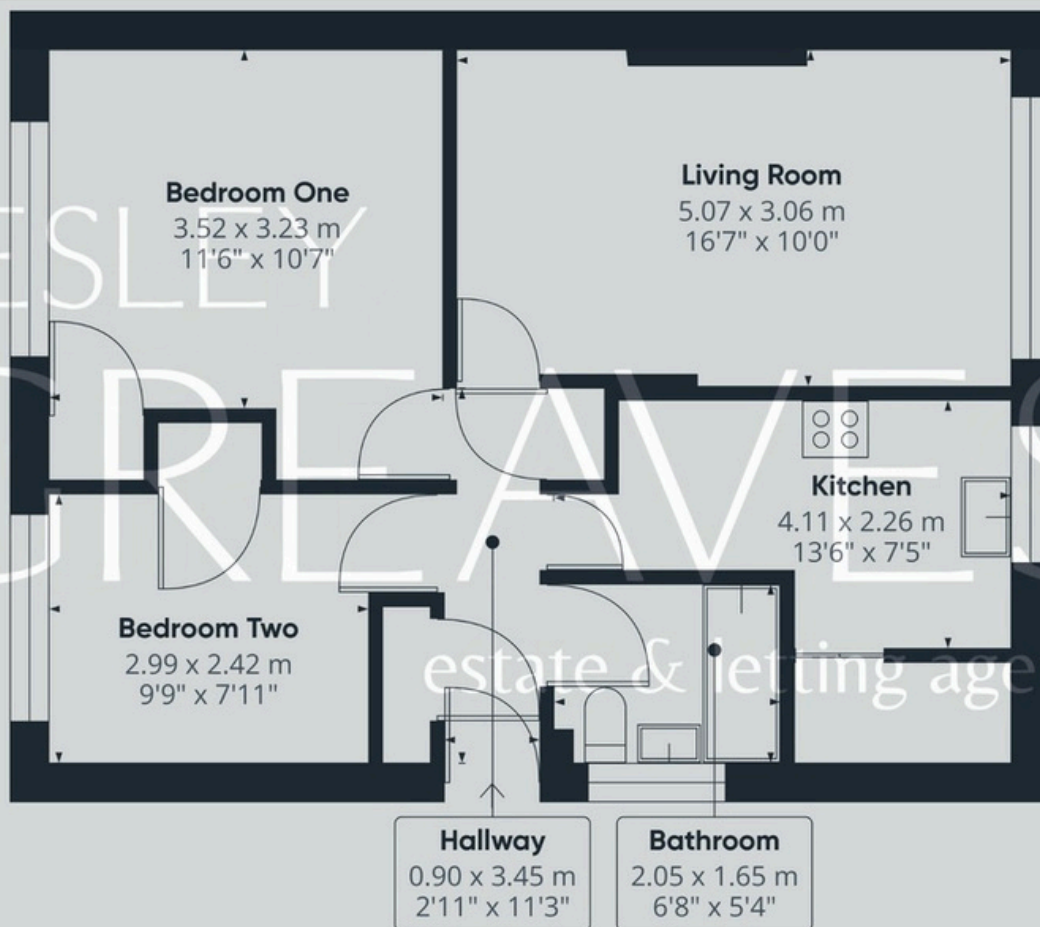
WITH 102 YEARS REMAINING ON THE LEASE, THIS FLAT OFFERS A HASSLE-FREE INVESTMENT OPPORTUNITY-WHETHER YOU'RE A FIRST-TIME BUYER LOOKING TO GET ON THE PROPERTY LADDER OR AN INVESTOR SEEKING A VALUABLE ADDITION TO YOUR PORTFOLIO.

IDEALLY SITUATED, THE FLAT IS JUST A SHORT DISTANCE FROM A VARIETY OF LOCAL AMENITIES, ENSURING EVERYDAY CONVENIENCE. NETHERFIELD ALSO BENEFITS FROM EXCELLENT TRANSPORT LINKS, MAKING COMMUTING SIMPLE AND STRESS-FREE.

- LEESEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 44 SQ METERS

125 YEARS FROM 12 NOVEMBER 2002 REMAINING 102 YEARS
GROUND RENT £10.00 PER ANNUM SERVICE CHARGE £410.76 PER ANNUM





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