



[View of block](#)



**£200,000**

Set in the heart of town in a highly desirable development, walking distance to the mainline train station, this beautifully presented one bedroom apartment is available with NO ONWARD CHAIN and a long lease of 235 years. Comprising open plan lounge/kitchen, a double bedroom, generous balcony and a modern, fitted bathroom.

# Property Description

## ENTRANCE

Secure entry, accessed via courtyard. Lift to third floor, door to:

## ENTRANCE HALL

Intercom, radiator, built in storage cupboard housing washing machine and hot water cylinder, doors to all rooms.

## LOUNGE/KITCHEN/DINER

Double glazed window to front aspect, double glazed patio door to balcony. Range of wall mounted and floor standing units with roll edge work surface. Built in oven and induction hob with extractor fan over, stainless steel single drainer sink with mixer tap, built in fridge, freezer and dishwasher, television point, radiator.

## BALCONY

Patio area 6.46m x 2.34m.

## BEDROOM

Double glazed window to side aspect. Built in wardrobe, radiator.

## BATHROOM

Low level w.c, wall mounted sink with mixer tap, panelled bath with shower over, heated towel rail, spotlights, extractor fan, wall mounted mirror with storage, shaver point.

## OUTSIDE

## ALLOCATED PARKING

Allocated parking space for one, in secure undercroft car park.

**COUNCIL TAX BAND: C**

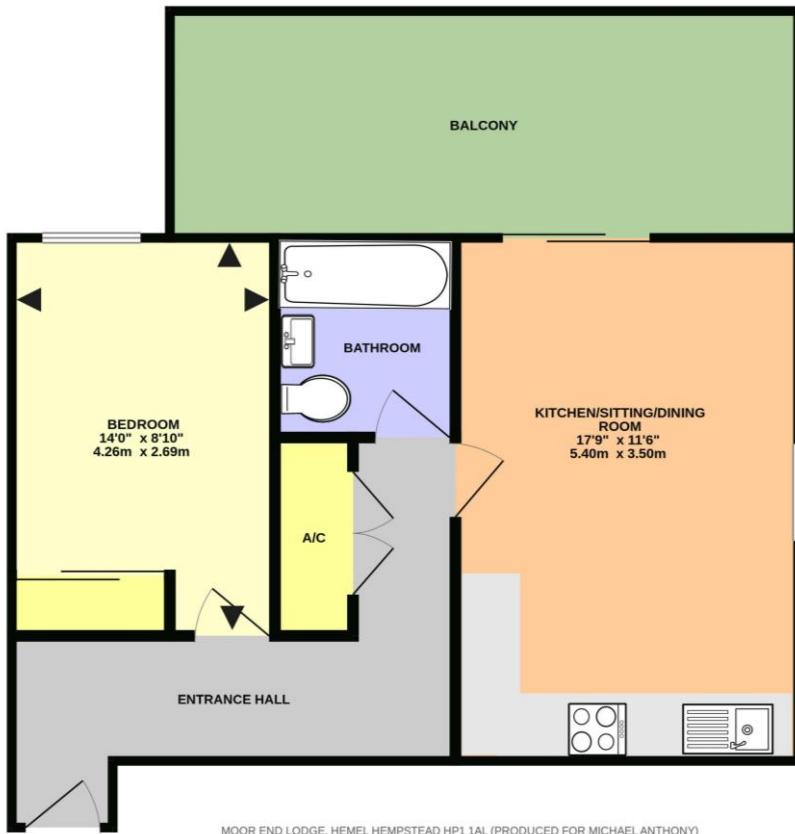
**EPC: C**

## LEASE DETAILS

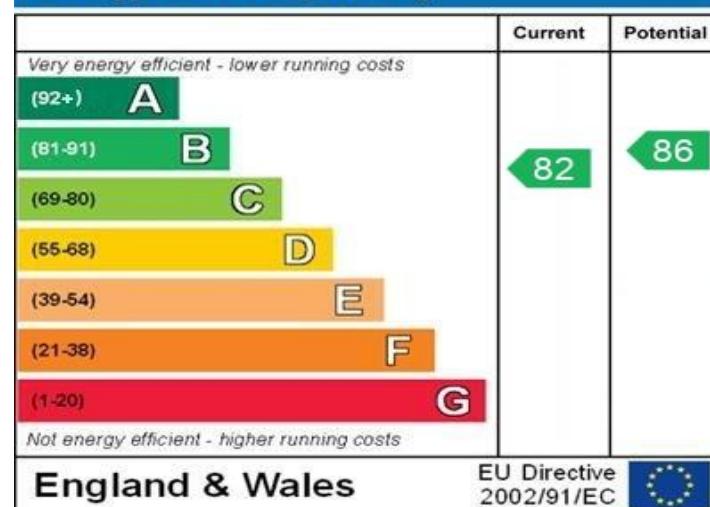
Years remaining: 235

Ground rent: £406 per year

Service charges: £1,880



### Energy Efficiency Rating



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents