



Apartment 2, Vesta The Woolstaplers, Chichester, PO19 1BQ Offers in excess of £425,000

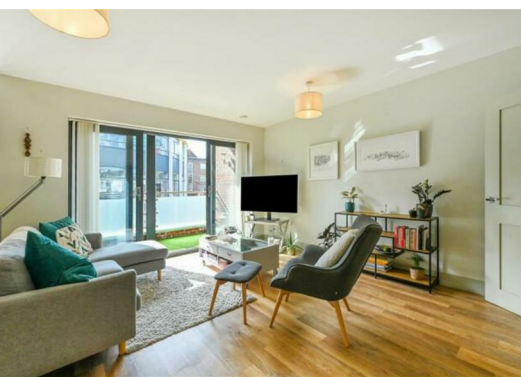
Goodmove are delighted to present this two bedroom apartment for a quick sale.

This property presents a fantastic investment opportunity and it can be sold with a tenant in situ currently paying £1550pcm.

Built in 2018, this apartment offers spacious, modern, bright and stylish living accommodation which briefly comprises as follows: Entrance hall with video security system leads to an open plan kitchen/living/dining room with sliding double doors to a private west facing terrace looking towards Chichester library.

The apartment benefits from two bedrooms, the master bedroom having fitted wardrobes and a good size ensuite shower room with walk in shower. The second double bedroom also has fitted wardrobes and is serviced by a well-equipped family bathroom with bath with glazed screen and shower over, vanity unit and low-level WC with concealed cistern. We understand the apartment has underfloor heating throughout.

The flat has secure, allocated underground parking space. Unlike other flats in this development, our client has installed an EV charging point for his space in the car park. Also located in the car park is a personal storage locker for use by the residents of the flat.



Disclaimer

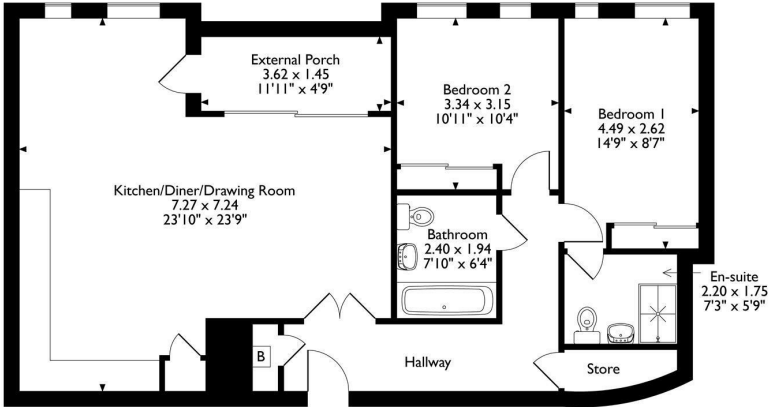
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Leasehold Information

208 years remaining on the lease
Ground rent: peppercorn
Maintenance charge: £2807.54 per annum

This information is provided by the vendor and should be verified during the conveyancing process.

Vesta, Apartment, The Woolstaplers, Chichester
Approximate Gross Internal Area
1001 SQFT/93 SQM



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	
(81-91) B		
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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