



- GROUND FLOOR APARTMENT
- 2 BEDROOMS
- MODERN BATHROOM
- MODERN KITCHEN
- GREAT LOCATION
- GARAGE

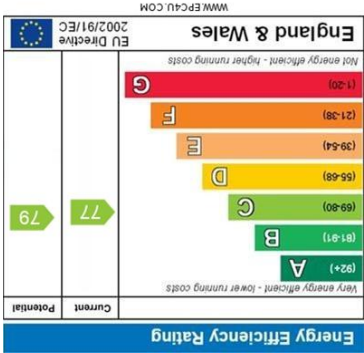


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.

Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyor.





Property Description

This single-story, ground floor property boasts an ample total area of 825 square feet, offering cozy and comfortable living accommodations for prospective homeowners. The well-designed floor plan comprises of 2 bedrooms, a modernized kitchen equipped with a stove and a spacious living room. For bathing facilities, it includes a fully-fitted bathroom that features a bath. Exterior features of this property are not to be overlooked, as it provides an additional garage for secure vehicle storage or extra workspace. With its strategic utilization of space, this property optimizes functionality and comfort while also allowing for customization to fit your unique needs.

ENTRANCE HALL Having doors to bedroom one and two, bathroom and living room, one large store cupboard, tiled flooring.

LIVING / DINING ROOM 14' 6" x 17' 6" (4.42m x 5.33m) Having down-lights, opening to kitchen, electric fireplace, wooden effect flooring, the dining area has double glazed window to the side and front, radiator.

KITCHEN 6' 11" x 7' 8" (2.11m x 2.34m) Having wall units and base units, double glazed window to front, sink and drainer, wood effect work surfaces, tiled splash backs, electric oven, gas hob, cooker hood, built-in fridge/freezer, Ideal central heating boiler, tiled effect laminate flooring.

BEDROOM ONE 8' 6" x 13' 6" (2.59m x 4.11m) Double glazed window the front, radiator, laminate wood effect flooring, ceiling light and built-in wardrobe.

BEDROOM TWO 8' 5" x 10' 6" (2.57m x 3.2m) Double glazed window to the front, radiator, ceiling light and laminate wood effect flooring.

BATHROOM Having p-shaped bath with mixer taps with shower over, w.c, wash hand basin, extractor fan, shaver point, part tiled, tiled flooring, down-lights and heated towel rail.

OUTSIDE There is a garage with an up and over door and one allocated parking space.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band

Predicted mobile phone coverage and broadband services at the property .
Mobile coverage for:
EE, O2 and Vodafone - Good outdoor and in-home
Three - Good outdoor, variable in-home

Broadband coverage:-
Broadband Type = Standard Highest available download speed 17 Mbps.
Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps.
Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps.

Highest available upload speed 1000 Mbps.

Networks in your area:- Openreach, 4th Utility

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 100 years remaining. Service Charge is currently running at £1,390 per annum and is reviewed TBC. The Ground Rent is currently running at £125 per annum and is reviewed TBC. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate.

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