



LIVERMORES
THE ESTATE AGENTS

Introducing this CHAIN FREE property on Green Place, a two-bedroom split-level home that has been loved for many years and is ready for its next owners. Green Place is known for attracting first-time buyers and investors alike, this is due to the level of accessibility provided by local amenities and fantastic transport links for commuters.

Step inside and find a welcoming entrance hall that leads you to the heart of the home. The first floor features an airy lounge/diner with vast windows that amplify the space. The kitchen boasts fantastic storage and convenient countertop space for all occasions. Upstairs, two generously sized bedrooms provide comfortable living, complete with ample space for furniture. Both bedrooms are serviced by a sleek, modern shower room.

Externally the property is found on a quiet residential road and comes with a single garage and parking for visitors to the rear.

Viewings are highly recommended to truly appreciate what this property has to offer!

Entrance Hall

Lounge/Diner
4.55m x 3.89m (14'11" x 12'9")

Kitchen
3.25m x 2.70m (10'7" x 8'10")

Landing
2.41m x 1.76m (7'10" x 5'9")

Bedroom One
4.54m x 3m (14'10" x 9'10")

Bedroom Two
4.25m x 2.68m (13'11" x 8'9")

Shower Room
1.74m x 1.74m (5'8" x 5'8")

Communal Garden
Found at the rear of the building.

Garage
Ideal for parking or storage.

Tenure - Leasehold
Our vendor has informed us that this is a Leasehold property.
Lease Term Remaining: 140-year lease on completion. A 90-year lease extension is currently being arranged.
Service Charge: £1,100 per annum
Ground Rent: £10 per annum (will be a Peppercorn Ground Rent after completion of the lease extension).

Disclaimer
These particulars form no part of any contract and are issued as a general guide only. Main services and appliances have not been tested by the agents and no warranty is given by them as to working order or condition. All measurements are approximate and have been taken at the widest points unless otherwise stated. The accuracy of any floor plans published cannot be confirmed. Reference to tenure, building works, conversions, extensions, planning permission, building consents/regulations, service charges, ground rent, leases, fixtures, fittings and any statement contained in these particulars should not be relied upon and must be verified by a legal representative or solicitor before any contract is entered into.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	48	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.