



- A ground floor apartment situated in a quiet location
- Spacious lounge with a pleasant valley view
- Fitted kitchen and bathroom with shower over bath
- Two double bedrooms both with a dual aspect
- Private allocated parking space near to the property
- Management fees & Ground Rent £101.00 per month



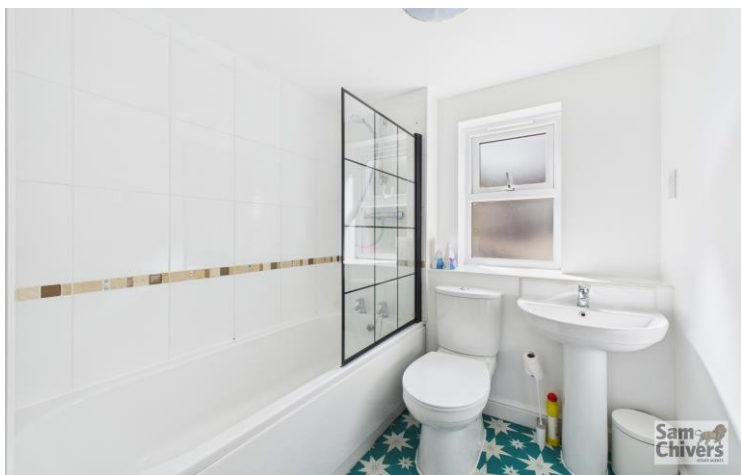
"A ground floor, modern apartment situated in a quiet pedestrianised location on the edge of this popular development with a pleasant open aspect to front and valley views".

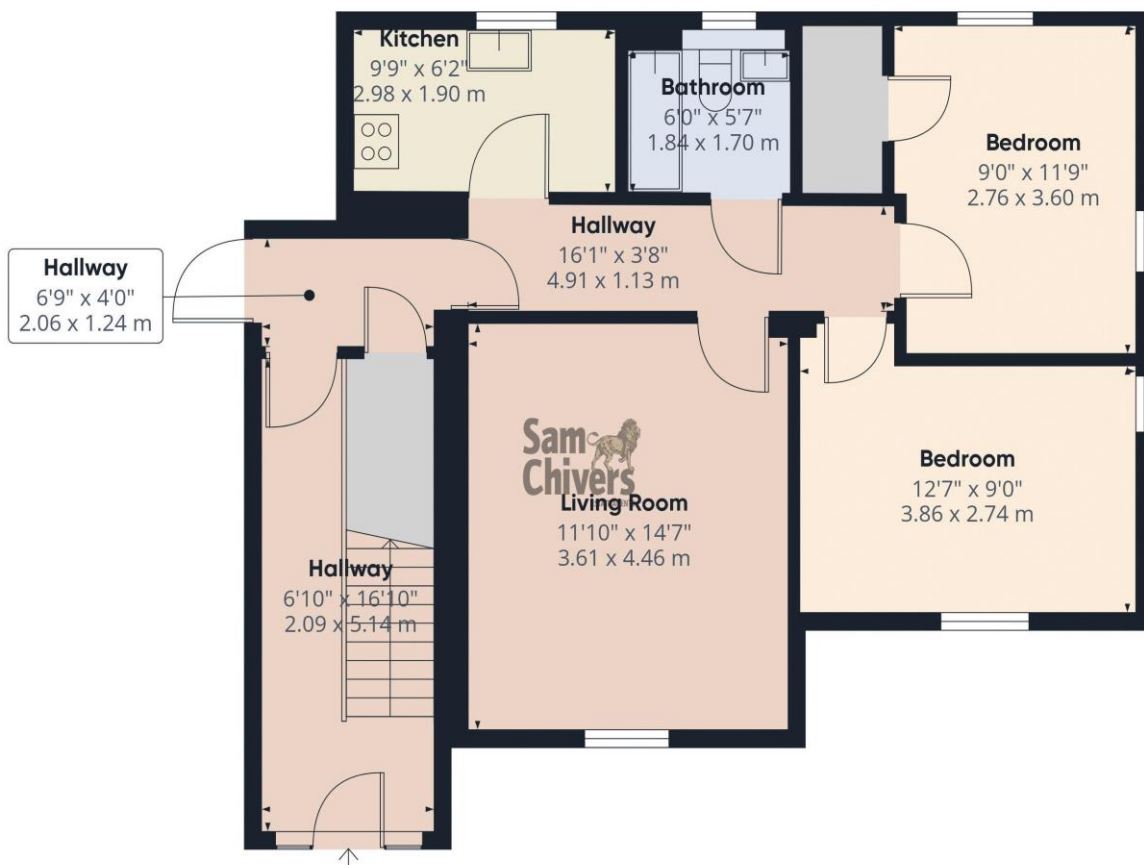
Initially there is a well-tended communal entrance hallway with security intercom access, the front door leads into a central entrance hallway with doors to all rooms. There is a spacious lounge with a pleasant view. The fitted kitchen provides a good range of units, fitted over and hob with extractor over, window overlooking the car park to rear. There are two double bedrooms, both with a sunny dual aspect. The bathroom has a shower over bath. Electric heating and double glazing.

Outside, the apartment is approached via a quiet pedestrian pathway, to the rear is private allocated parking space near to the property. Communal bin store.

The property is leasehold with a lease remaining of approx. 138 years. There is ground rent of £250 per year and an annual service charge of £962.20, together, it's £1212.20 per year or £101.00 per month.

Tenure: Leasehold. **Council Tax Band:** B.





Approximate total area^m
722 ft²
67.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Find us online!



www.samchiversproperty.co.uk



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents

rightmove  Zoopla

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.