



3 Orton Close, Water Orton, B46 1SX

Asking price £85,000

Well presented ground floor flat located in the popular location of Water Orton. In brief the property comprises entrance hallway, lounge, kitchen, bedroom and bathroom. The property also benefits from double glazing and electric heating (both where specified) Currently tenanted but can be offered with no chain.

Approach

Access via communal entrance



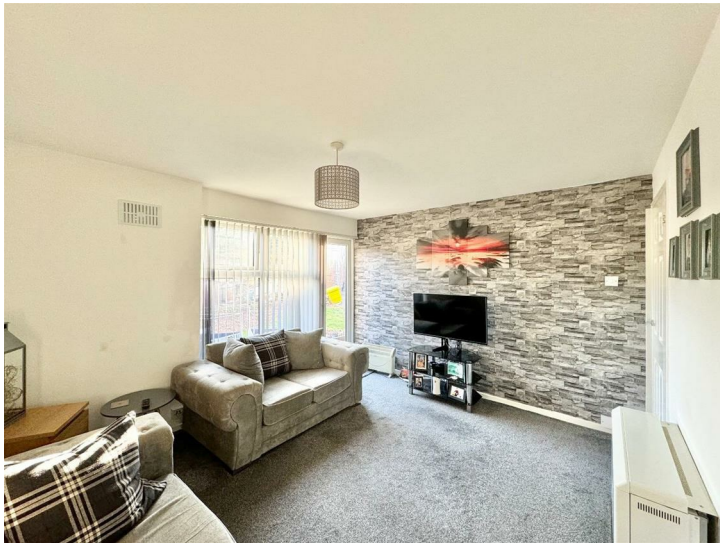
Entrance Hallway

Ceiling light point and electric heater.

Lounge

12'7" x 10'7" (3.84m x 3.23m)

Double glazed door to rear, ceiling light point and electric heater.



Kitchen

5'11" x 5'2" (1.80m x 1.57m)

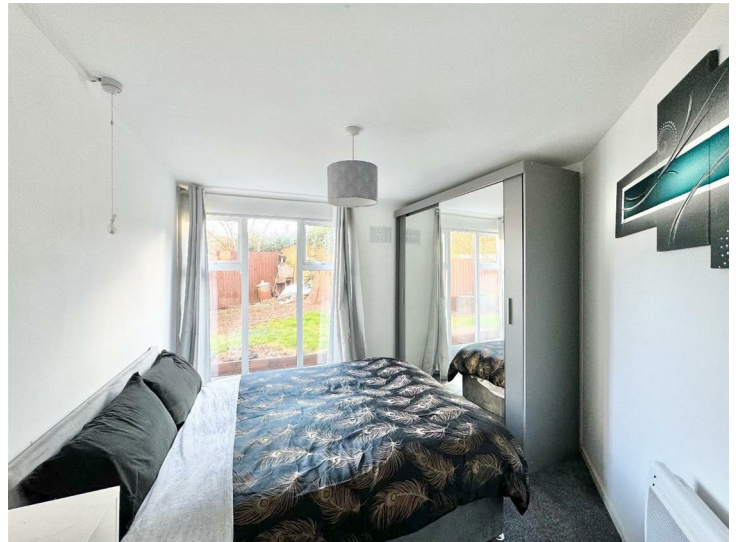
Having a range of matching wall, base and drawer units, integrated oven, hob & extractor, space for white goods, ceiling light point and double glazed window.



Bedroom

10'7" x 10'2" (3.23m x 3.10m)

Double glazed window to rear, ceiling light point and electric heater.



Shower Room

Low level wc, wash hand basin, shower cubicle with shower over, ceiling light point and heated towel rail.



Communal Gardens

Lawned area.

Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of

representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations :intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - A
EPC Rating - E

Lease Years Approx 139
Service Charge Approx £2229.61



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	49	75
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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