



## **3 St. Pauls Court, Water Orton, B46 1SQ**

### **Offers in the region of £140,000**

Well presented second floor apartment in the popular village of Water Orton. In brief the property comprises entrance hallway, open plan lounge/kitchen, two bedrooms, shower room and allocated parking space. The property also benefits from double glazing and electric storage heating (both where specified)

## Approach

Access via stairs to entrance front door.

## Entrance Hallway

Stairs rising to first floor accommodation and inset ceiling spotlight.

## Hallway

Ceiling light point, double glazed window, storage heated and storage cupboard.



## Lounge

15'05" plus door recess x 9'10" (4.70m plus door recess x 3.00m)

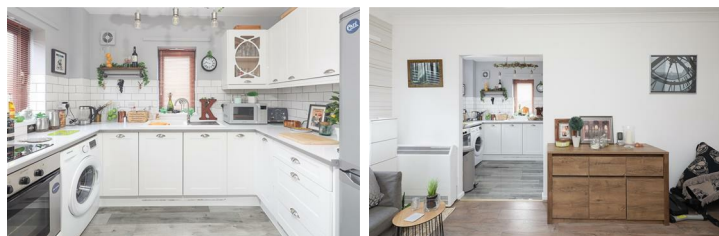
Double glazed window, storage heater and inset ceiling spotlights.



## Kitchen

9'09" x 7'01" (2.97m x 2.16m)

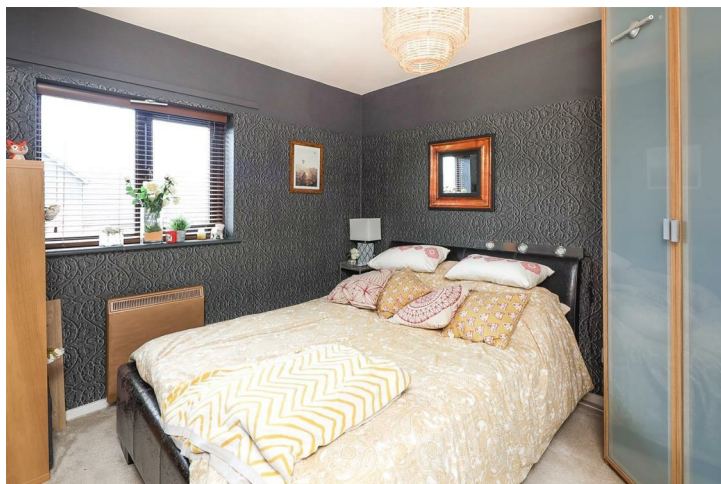
Having a range of matching wall, base and drawer units, sink with mixer tap over, integrated oven and hob, space for white goods, two double glazed windows and ceiling light point.



## Bedroom One

11'07" x 9'09" (3.53m x 2.97m)

Double glazed window, ceiling light point and storage heater.



## Bedroom Two

8'02" x 7' (2.49m x 2.13m)

Double glazed window, storage heater and inset ceiling spotlights.



## Shower Room

Shower cubicle with shower over, low level wc, sink set in vanity unit and inset ceiling spotlights.



## Allocated Parking Space

Allocated parking space located outside the block.

## 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.

Service Charge approx £1,715.28 per annum

Ground Rent £136.00 per annum

Council Tax Band B

EPC Rating - D

Second Floor

Approx. 53.5 sq. metres (575.4 sq. feet)



Total area: approx. 53.5 sq. metres (575.4 sq. feet)



| 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                     |         |           |
|                                                                 | 66      | 77        |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

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 firms employment has the authority to make or give any representation or warranty in respect of the property.