



6 The Sidings, Water Orton, B46 1QW

£190,000

This modern first floor apartment is situated in the popular village of Water Orton and briefly comprises hallway, lounge/kitchen, two double bedrooms and bathroom. There is double glazing and central heating both where specified. This property benefits from an allocated parking space and lovely communal gardens. This is an ideal first time buyer property.

Approach

Via a secure communal entrance.



Bedroom Two

Double glazed window to front, radiator and ceiling light point.



Hallway

Two storage cupboards, loft access, radiator and ceiling light point.

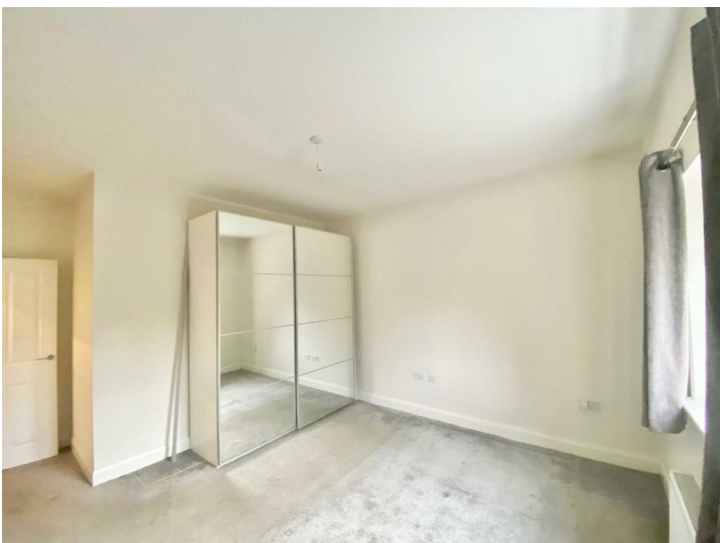
Open Plan Lounge/ Kitchen

Three double glazed windows, two ceiling light points, inset ceiling spotlights, two radiators, having a range of matching wall, base and drawer units, integrated oven, hob and extractor, sink with mixer tap over and space for white goods.



Bedroom One

Double glazed window to rear, radiator and ceiling light point.



Bathroom

Panelled bath, low level w/c, wash hand basin, heated towel rail, ceiling light point and double glazed window.



Allocated Parking Space and Communal Gardens

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.
Lease Information - Approx 121 years
Ground Rent £200 per annum
Service Charge £1800 per annum
Council Tax Band - B
EPC Rating - B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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		
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.