



Reduced to sell £184,250  
Caldicote Green, Welsh Harp Village



 0  
Bedroom

 1  
Bathroom

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We are delighted to offer for sale this well presented top floor studio apartment located in Caldicote Green, which is part of the quiet residential Welsh Harp Village.

Internally the property benefits from a large reception/studio area, modern fully fitted kitchen, tiled bathroom, double glazed windows and access to loft/storage space. Externally the property has an allocated parking space and well maintained communal grounds.

With views of Silver Jubilee Park and other green spaces, this property is offered on a chain free basis and is ideal for first time buyers and rental investors alike.

**Hall** 2.00m x 1.30m (78' 9" x 51' 2" )

**Studio Area** 5.40m x 4.40m (212' 7" x 173' 3" )

**Kitchen** 2.00m x 2.00m (78' 9" x 78' 9" )

**Bathroom** 2.00m x 1.80m (78' 9" x 70' 10" )

**Leasehold**  
110 Years Unexpired term - As advised by the Vendor

**Service Charge**  
£1425.00 Per Annum - As advised by the Vendor

**Ground Rent**  
£300 Per Annum - As advised by the Vendor

**Allocated Parking Space**

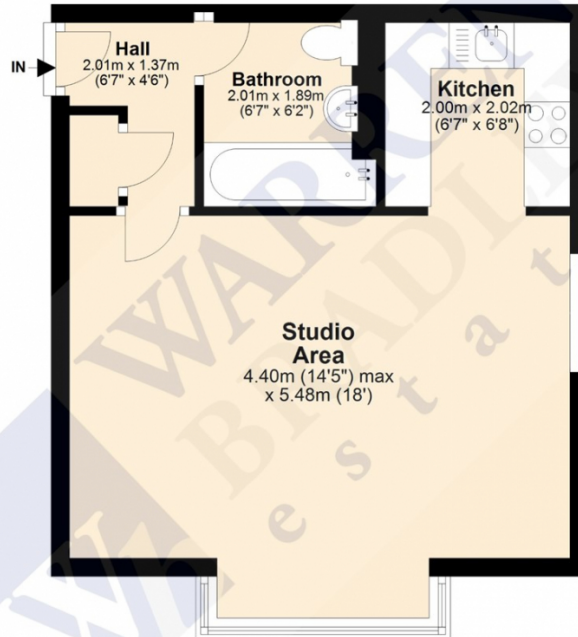


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### Caldicote Green


Approx. 32.8 sq. metres (353.2 sq. feet)



Total area: approx. 32.8 sq. metres (353.2 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Address: Caldicote Green, Welsh Harp Village

