



14 Park Place, Park Street, AL2 2RQ  
Asking Price £255,000

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**NO UPPER CHAIN WITH NEWLY EXTENDED LEASE!** An attractive and well-presented ground floor maisonette. The property is located a popular cul-de-sac providing easy access to motorway links and within easy walking distance of Park Street Station.

Accommodation briefly comprises; entrance hall with large built in storage cupboards, open plan living / dining room with french doors to the communal lawned garden, modern fitted kitchen, double bedroom with fitted wardrobes and recently refurbished shower room.

The property benefits from allocated parking as well as additional visitor spaces, gas fired central heating, a recently extended Lease. Ideal first-time buyer or investment purchase.

Leasehold Tenure extended to year 2173.

Ground Rent £60 per annum.

Service Charge £882 per annum.

Council Tax band C.

- NO UPPER CHAIN WITH NEWLY EXTENDED LEASE
- ALLOCATED PARKING
- MODERN FITTED KITCHEN AND SHOWER ROOM
- EASY WALK TO STATION
- GROUND FLOOR MAISONETTE
- COMMUNAL GARDENS
- NEWLY EXTENDED LEASE
- IDEAL FIRST TIME BUYER OR INVESTMENT PURCHASE

#### External Porch

Entrance Hall with large built in storage

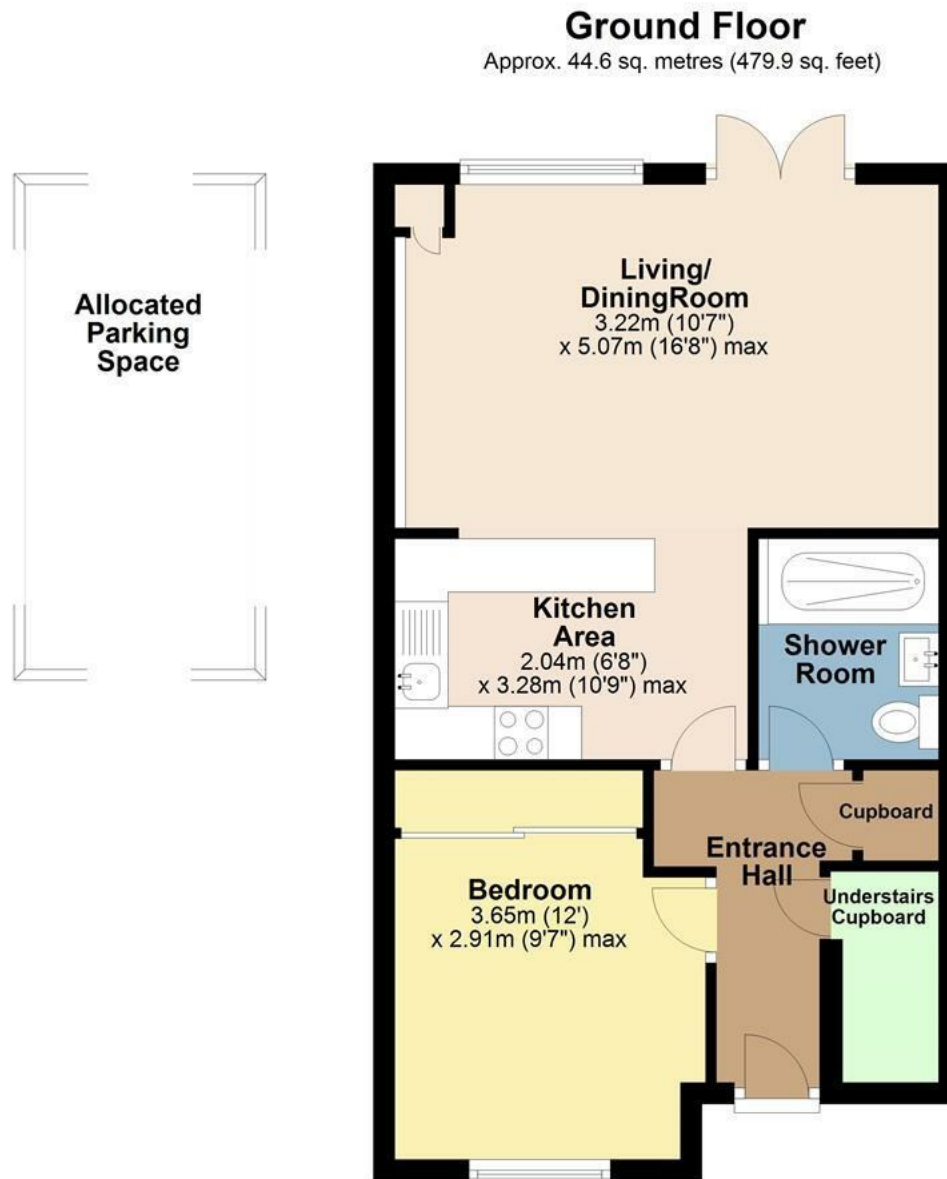
Living / Dining Room with french doors to garden

Kitchen

Double Bedroom with built in wardrobes

Shower Room

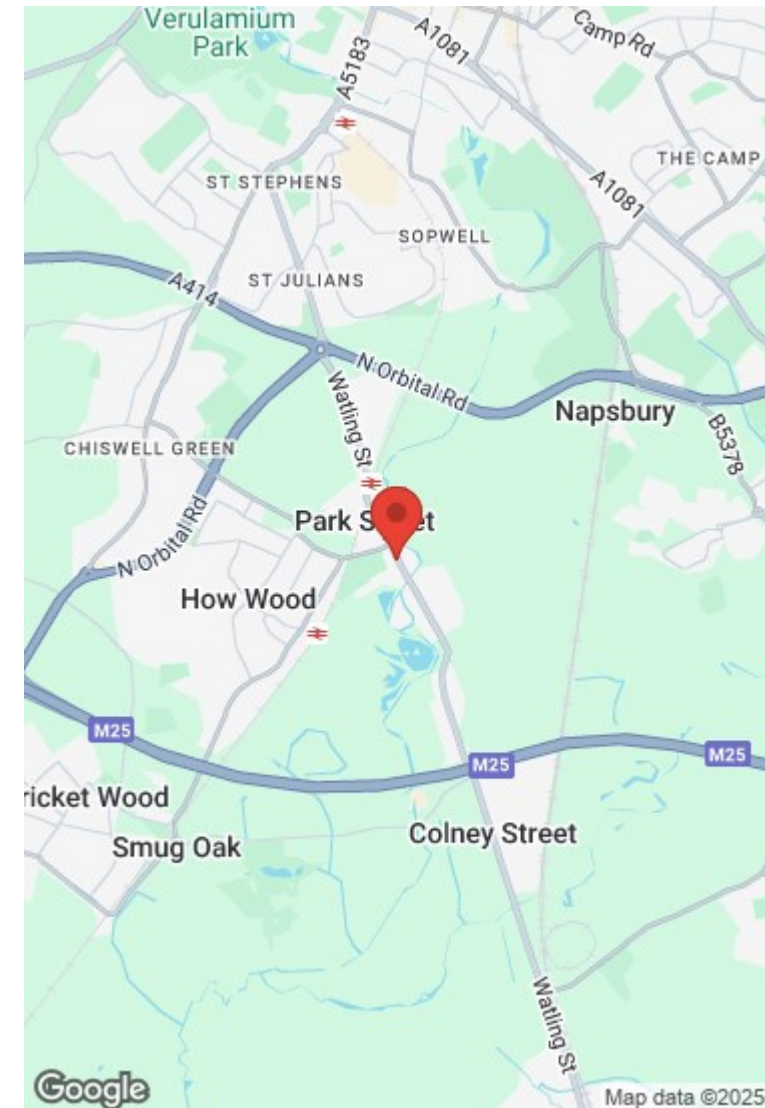




Total area: approx. 44.6 sq. metres (479.9 sq. feet)

This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated.

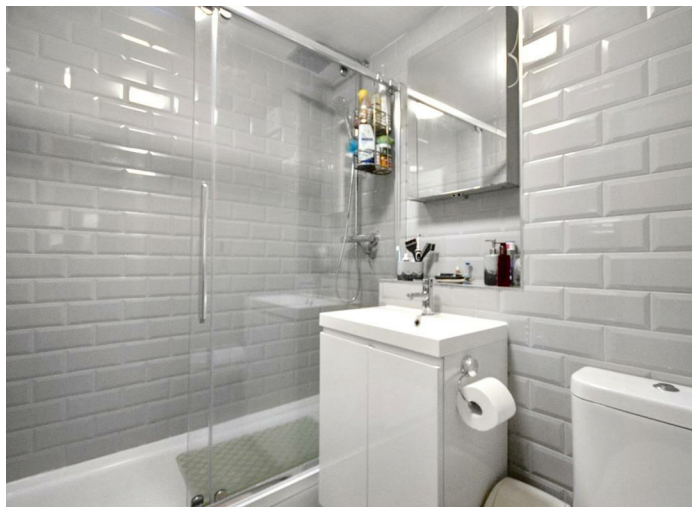
Plan produced using PlanUp.



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		
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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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