



FORD & PARTNERS

ESTATE AGENTS



Flat 7, Capricorn House Straight Bit, Flackwell Heath, HP10 9NN

A spacious one double bedroom second floor apartment situated in the heart of Flackwell Heath, with convenient access to local shops, amenities and transport links. The apartment is located within a short distance to bus routes and has easy access to J3 of the M40.

The apartment consists of one double bedroom with fitted wardrobes, a family bathroom, a separate kitchen and reception room. Further features include allocated parking and communal grounds.

Please note, this property is available for cash buyers only due to the term (53 years remaining) of the leasehold.

- **One Double Bedroom**
- **Located in the Heart of the Village**
- **Family Bathroom**
- **Separate Kitchen**
- **Large Living Room**
- **Second Floor Apartment**
- **No Onward Chain**
- **In Need of Modernisation**
- **Ideal Investment Opportunity**
- **Allocated Parking**

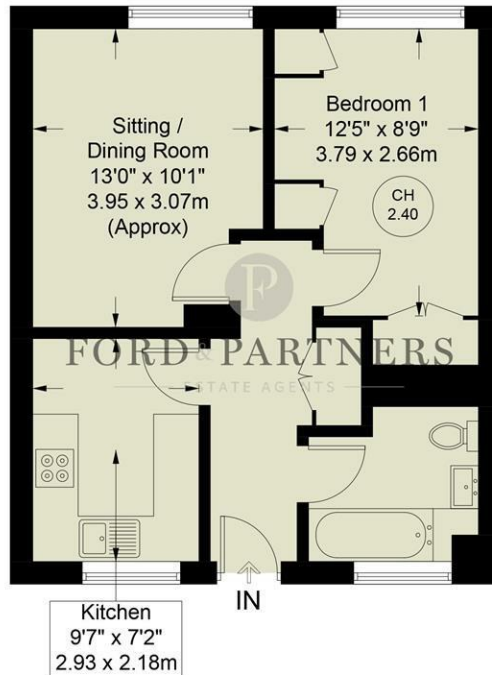
£160,000

Straight Bit, HP10 9NN

Approximate Gross Internal Area
449 sq ft / 41.7 sq m




CH
2.40 = Ceiling Height



Second Floor

Floor Plan produced for Ford & Partners by Media Arcade ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(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	

