



## Flat 3, Abbie Court Lake Lane

Barnham, PO22 0JB

**£195,000**

IMMACULATE GROUND-FLOOR FLAT IN CENTRAL BARNHAM VILLAGE. This modern purpose-built flat benefits from the following accommodation: Communal entrance leading to personal front-door; entrance hall with useful utility cupboard with plumbing for washing machine; spacious open-plan refurbished kitchen / dining / living room with patio doors opening onto the rear of the property and conveniently allocated parking space; two double bedrooms, one with ensuite shower-room and both with built-in wardrobes; family bathroom with shower over bath. Access to communal gardens. Close to shops, amenities, mainline train station and bus routes. Tenure - leasehold. Lease 125 years with 106 years remaining. Service charge £1,377.89 per annum. Ground rent £250.00 per annum. Council Tax Band B. EPC - C.

- Ground-floor purpose-built flat
- Two double bedrooms
- Open-plan kitchen / dining / living room
- Ensuite shower room
- Bathroom
- Allocated parking space
- Communal gardens
- 125 year lease - 106 years remaining
- Central Barnham Village location with shops, amenities, mainline train station & bus routes

### Viewing

Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.



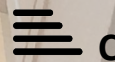
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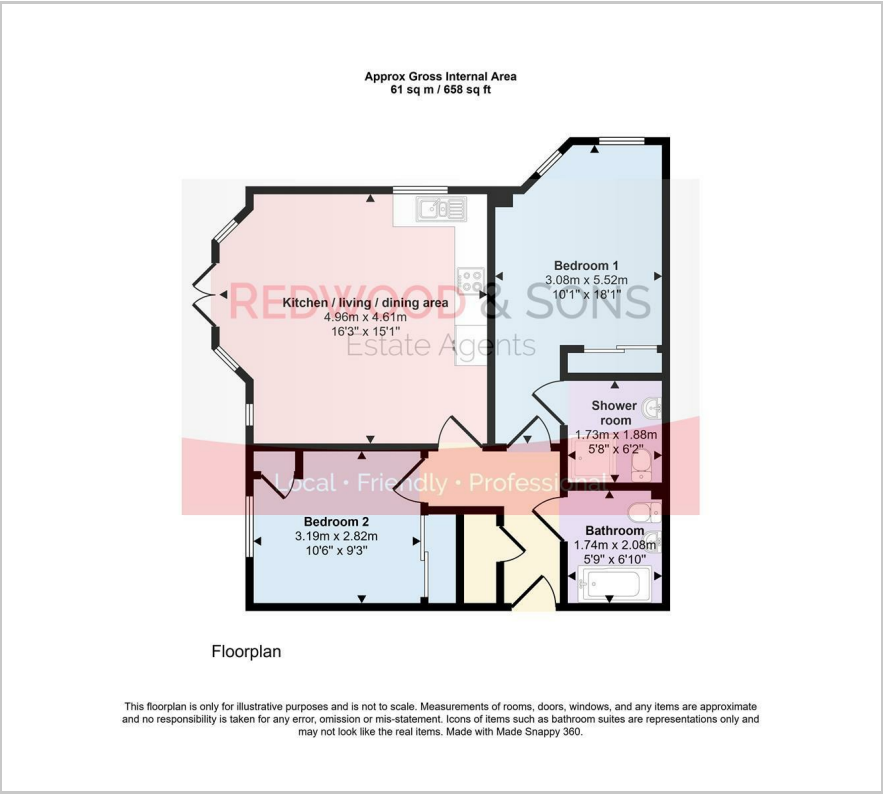


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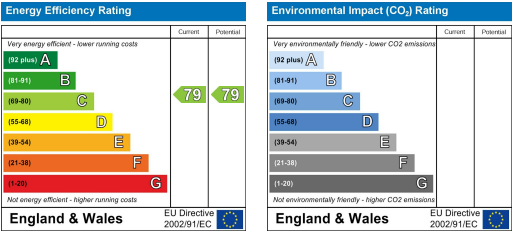
Floor Plan



Area Map



Energy Efficiency Graph



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.

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