

Highfield Road, Collier Row, RM5

Guide Price **£240,000 - £250,000** Leasehold



- 2 Double Bedrooms
- Spacious Lounge
- Fitted Kitchen
- Bathroom/wc
- Double Glazing
- Gas Central Heating
- Own Private Garden
- Local Shops, schools, amenities close by
- Maintained In Good Condition

Surprisingly spacious ground floor flat - it even has its own private garden!
Featuring 2 double bedrooms – (one currently being used as a dining room), good size fitted kitchen and a good size lounge.
Perfect property for first time buyers or starter home

Communal entrance hall

Door to Hall Built in storage cupboard, radiator

Bathroom

White suite, panelled bath, shower fitment, low flush WC, pedestal wash hand basin, radiator, double glazed window to rear,

Bedroom 1 12'2 (3.69m) x 10'6 (3.24m)

Double glazed window to front, radiator,

Bedroom 2 / Dining Room 11'0 (3.31m) x 9'4 (2.88)

Sliding patio doors to rear, radiator

Kitchen 9'4 (2.95m) x 7'6 (2.30m)

Fitted wall and base level units, inset electric hob, built in oven, sink unit, integrated fridge and freezer, ample work surfaces, gas fired boiler, tiled floor and walls, double glazed window to rear,

Lounge 14'4 (4.38) x 12'2 (3.72m)

Double glazed window to front, fireplace, radiator,

Exterior

Own garden at the rear, laid to lawn, garden shed

TENURE – LEASEHOLD – 95 YEARS UNEXPIRED TERM
SERVICE CHARGE - £1065 pa - GROUND RENT - £10.00 pa



more photos available online - kevanwimborne.exp.uk.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 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	68	75



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