

## 12 Avon Close,

£140,000

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Glad Stones Estates are pleased to present this well presented ground floor apartment in the heart of South Brent. Offering a spacious lounge, Double Bedroom, Bathroom, communal garden and PARKING. Making the perfect first time home, rental investment or low maintenance living for anyone looking to downsize and take advantage of all that the village has to offer. An internal viewing is highly recommended to appreciate all that the property has to offer.

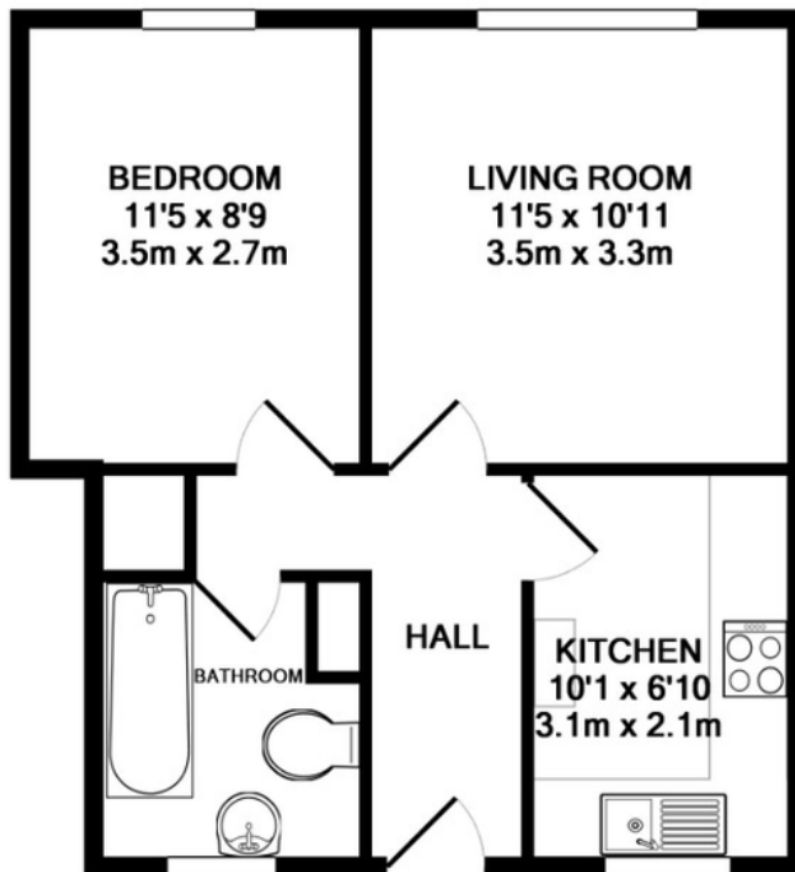


### DISCLAIMER:

Whilst Glad Stones Estates strive to ensure the accuracy of all details displayed in the marketing of all properties, we must point out that information has been provided verbally by the current vendor and therefore any potential buyer must make their own investigations prior to committing to purchase the property. A conveyancer must be appointed to conduct legal investigations and the details provided in the marketing material does not form any part of the contract. Glad Stones Estates have not tested any equipment, fixtures, fittings or services within the property.

## Key Features

- Well Presented Ground Floor Apartment
- Situated in quiet cul de sac within South Brent
- Easy walking distance to Village centre
- Allocated Parking
- Communal Gardens
- Easy access to A38
- Perfect First Time Home or Rental Investment Property
- EPC Grade D Council Tax Band A
- Tenure is Leasehold with 125 years from 1984. The current ground rent is £420 per annum.
- VIEWING HIGHLY RECOMMENDED



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