



Ridgeway Lane, Whitchurch

£180,000



- Energy Rating - C
- Two Bedrooms
- Kitchen And Bathroom
- No Onward Chain
- Ground Floor Flat
- 15 Ft Lounge Diner
- South Westerly Facing Rear Garden

Conveniently situated for local amenities such as schools, shops and bus routes is this two bedroom ground floor flat in Gilda Close.

The purpose built flat briefly comprises; fitted kitchen, bay fronted lounge, one double bedroom, a further single bedroom and a bathroom with shower over the bath. The property further benefits from private rear garden, Gas central Heating via combination boiler, Upvc double glazing and NO ONWARD CHAIN.

We are advised by the seller that the lease will be extended for the purchaser upon completion of the sale.

LOUNGE DINER 15'6" max x 10'7" max (4.72 max x 3.23 max)

KITCHEN 9'11" x 6'9" (3.02 x 2.06)

BEDROOM ONE 13'2" max x 10'7" max (4.01 max x 3.23 max)

BEDROOM TWO 9'11" x 7'5" (3.02 x 2.26)

BATHROOM 6'9" max x 5'0" max (2.06 max x 1.52 max)

Council Tax - Band A

Tenure Status - Leasehold

Ground Rent - £250 pa

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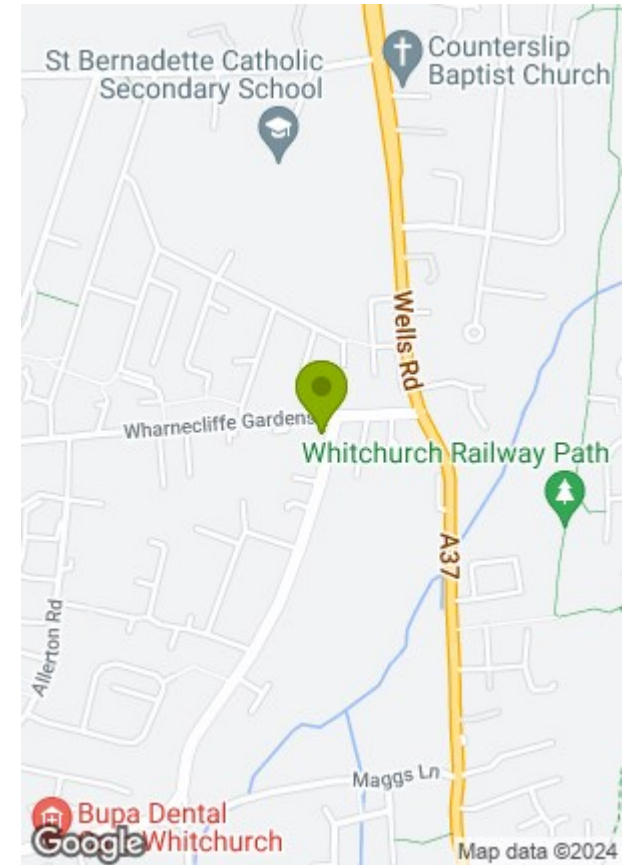








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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	79

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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