



1 Fenners Court Cambridge Road, Worthing, BN11 1XR
Guide Price £195,000



One double bedroom purpose built ground floor flat featuring a Westerly aspect lounge, double glazed windows and garage. Accommodation briefly comprises communal entrance with security entryphone, entrance hall, lounge, kitchen, bedroom and a bathroom/W.C. Externally the property benefits from lawned communal gardens and garage. Additional benefits include UPVC double glazed windows and no ongoing chain.

- Ground Floor Flat
- Central Worthing Location
- One Double Bedroom
- Double Glazing
- Garage
- Long Lease
- Share Of Freehold
- Chain Free



Communal Entrance

Secure telephone entry system. Communal hallway. Private door to:

Entrance Hall

Entry telephone. Shelved linen cupboard housing hot water cylinder. Night storage heater. Level and coved ceiling.

Living/Dining Room

5.00m x 3.51m (16'5 x 11'6)
West aspect double glazed window overlooking communal gardens. Night storage heater. Level and coved ceiling.

Double Bedroom

4.45m x 2.95m (14'7 x 9'8)
Double glazed window. Storage cupboard with shelving and hanging space.

Kitchen

2.54m x 2.44m (8'4 x 8')
Roll top work surface inset 1 1/2 bowl stainless

steel sink with mixer tap and draining board. Freestanding cooker with concealed extractor chimney above. Space and plumbing for washing machine. Space for freestanding fridge/freezer. Tiled splashback. Range of matching base units, cupboards and drawers. Matching eye level wall units. Double glazed window.

Wet Room

2.13m x 1.93m (7' x 6'4)
Electric wall mounted 'Temp Flow' shower. Shower curtain rail. Pedestal wash hand basin. Close coupled w/c. Mirrored medicine cabinet. Vertical towel radiator. Extractor fan. Shaver socket.

Garage

Up and over door. Access via Cambridge Road or Victoria Road.

Required Information

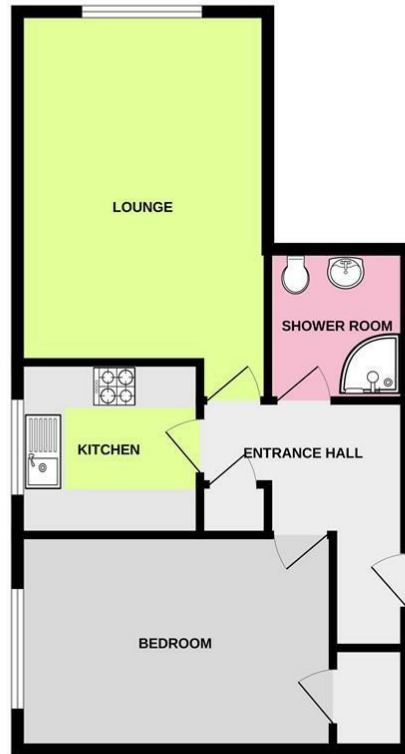
Length of lease: Remainder 999 years.

Annual service charge: Approximately £1,000
Service charge review period: Per annum.
Annual ground rent: TBC
Ground rent review period: TBC
Council tax band: A

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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