



Wivelsfield, Eaton Bray, LU6 2JQ
Asking price £190,000

Sears & Co
estate & letting agents

****NO UPPER SALES CHAIN****

A WELL PRESENTED one bedroom second floor flat situated in this popular position on Wivelsfield in the village of Eaton Bray. Accommodation comprises an entrance hallway, kitchen, OPEN PLAN living/ dining area, WELL PROPORTIONED bedroom and a REFITTED family bathroom. Externally the property further benefits from a GARAGE and the use of communal gardens. Council tax band B. Contact SOLE appointed selling agents Sears & Co to arrange your viewing.

Front Door

Entrance Area

Access into the entrance hallway.

Entrance Hallway

Radiator. Access into the bedroom, bathroom and living/dining/kitchen area.

Kitchen Area

Fitted with a range of eye and base level units with work surfaces over. Integrated oven. Integrated gas hob with extractor over. Space for a low level fridge, low level freezer and washing machine. One and a quarter stainless steel sink with drainer unit and mixer tap. Tiling to splash back areas. Tiled flooring. Recessed down lighting. Open plan into the living/dining area.

Living/Dining Area

Two double glazed windows. Radiator. Storage cupboard. Recessed down lighting.

Bedroom

Double glazed window. Radiator.

Bathroom

Velux window. Fitted with a three piece white suite to include a panel enclosed bath with glass screen and shower over, pedestal wash hand basin and a low level w/c. Chrome heated towel rail. Tiled walls. Vinyl style flooring.

Externally

The property further benefits from the use of communal grounds.

Garage

Located in a nearby block. Accessed via an 'up and over' door. Power and lighting.

Lease & Charges

The owners have advised that the property has approximately XXX years remaining on the leasehold. The owners have also advised that the property is subject to ground rent charges of approximately £XXX per year and service charges in the region of £XXX per year. This information should be verified with a solicitor prior to any exchange of contracts.

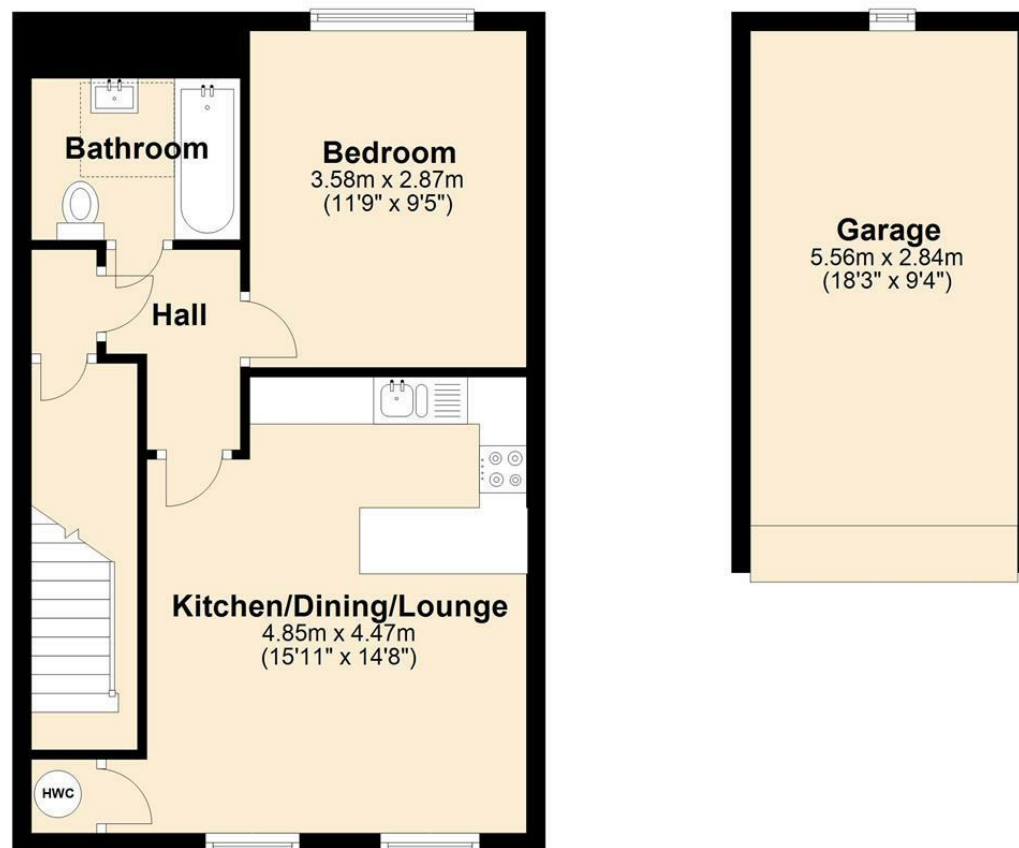


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www.searsandco.co.uk call: 01442 254 100

Floor Plan

Approx. 55.4 sq. metres (596.5 sq. feet)



Total area: approx. 55.4 sq. metres (596.5 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

