



21 The Grange, 39 New Brighton Road

Guide Price £219,000- Leasehold

 **Henry Adams**
estate agents

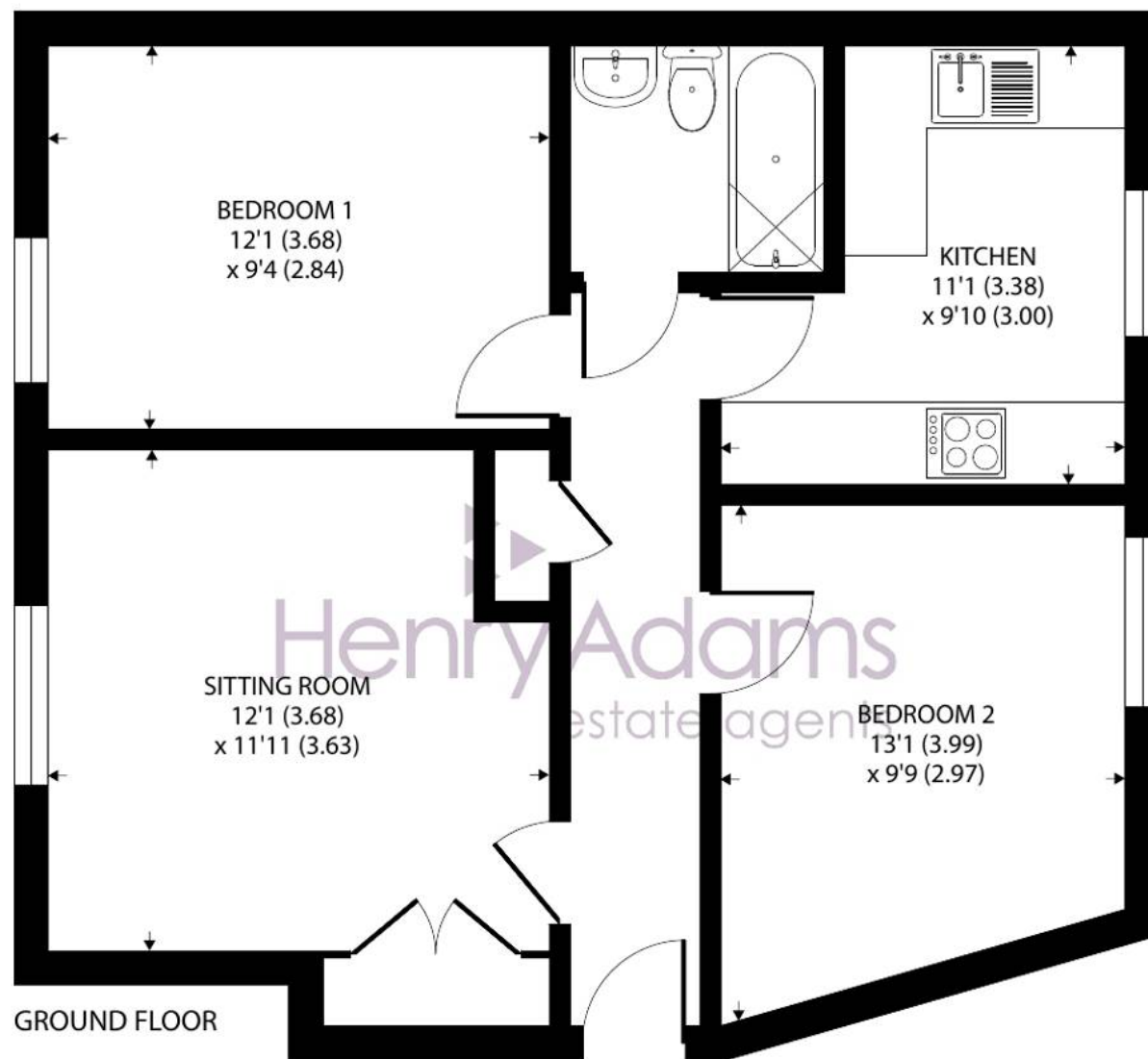
21 The Grange

Emsworth

- Two Bedroom Apartment
- Light & Spacious
- Located On The Top Floor
- Double Bedrooms
- Ideal Investment Or First Time Buy
- Walking Distance To Emsworth Town Centre, and train station

A fantastic opportunity to own a modern and stylish two-bedroom apartment located on the top floor of a well-maintained building in the heart of Emsworth. The property boasts a light and spacious interior, featuring a modern fitted kitchen perfect for culinary enthusiasts. Both double bedrooms offer ample space and comfort, allowing for a cosy retreat at the end of a long day. With the added convenience of allocated parking, this apartment is ideal for those seeking a hassle-free lifestyle within walking distance to Emsworth Town Centre. Whether you're considering it as an investment property or a first-time purchase, this apartment offers an excellent opportunity to own a piece of this vibrant coastal town.





New Brighton Road, Emsworth, PO10

Approximate Area = 597 sq ft / 55.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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21 The Grange

Emsworth

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

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Henry Adams - Emsworth

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

21 The Grange

Emsworth

Modern 2-bed top floor apartment in Emsworth. Stylish, LIGHT & SPACIOUS interior with modern kitchen. Double bedrooms, ALLOCATED PARKING, ideal for hassle-free living near town centre. PERFECT INVESTMENT OR FIRST TIME BUY.

Council Tax band: C

Tenure: Leasehold

Lease: 106 Years Remaining

Ground Rent: £200 Per Year

Service Charge: £96 Per Month

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

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