



JR Sales & Letting

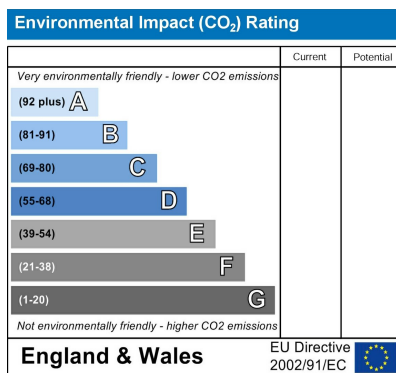
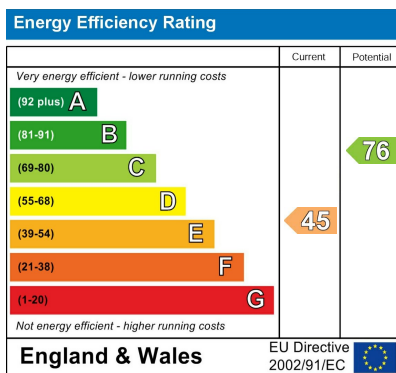
**Myles Court
Goffs Oak**



£335,000
Leasehold - Share of Freehold

Unexpectedly back on the market! A fantastic opportunity to acquire this superb first floor Two Bedroom apartment close to Goffs Oak Village shops, amenities and open countryside. This fantastic property features its own front door, a double bedroom with en-suite, second bedroom, guest WC/Shower Room, allocated parking space & good sized living room. Balance of 999 Year lease. Offered chain free. An early inspection is highly recommended so you don't miss out. Ideal purchase for 1st Time Buyer, Rental investment or someone looking for low maintenance living.

- Chain Free
- Electric Heating
- Allocated Parking Space
- Two Bedrooms
- Main Bedroom has En-suite Bathroom
- Guest WC/Shower Room
- Good Sized Living Room
- Fitted Kitchen
- Communal Gardens
- Balance of 999 years Lease



Front

Storage cupboard housing the meters.

Entrance

Hardwood entrance door to:-

Hallway

Dado rail. Coving to ceiling. Built in storage cupboard. Stairs to:-

First Floor

Wooden flooring. Access to loft space. Doors to:-

Bedroom 1

14' x 9'4

Georgian style sash window to the front. Wall mounted panel heater. Coving to ceiling. Inset spotlights. Wooden flooring.

En-Suite Bathroom

Panel bath with mixer tap and hand attachment. Wall hung wash hand basin. Low flush W.C. Part tiled walls. Dado rail. Extractor fan. Wall mounted electric fan heater. Mirror. Cabinet.

Bedroom 2

9'6 x 5'10

Georgian style sash window to the front. Wooden flooring. Built in storage cupboard over stairs. Inset spotlights.

W.C./Shower Room

Low flush W.C. Wall hung wash hand basin with tiled splash back. Extractor fan. Wall mounted fan heater. Tile enclosed shower cubicle.

Living Room

18'10 max x 12'7

2 Georgian style sash windows to the rear. Inset spotlights to ceiling. Wooden flooring. Storage heater. Archway through to the:-

Kitchen

9'9 x 5'11

Georgian style window to the rear. Range of wall and base fitted units with roll edge work surfaces. Stainless steel sink with mixer tap and drainer. Plumbing for washing machine. Built in oven. Ceramic hob. Stainless steel extractor fan over. Integrated fridge freezer. Integrated dishwasher. Tiled splash backs. Extractor fan.

Parking

Allocated parking for 1 and visitors parking.

Gardens

Communal gardens to the rear.



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