



Woodfield Lodge, Woodfield Road, Northgate

Offers in Region of £205,000

**MANSELL
McTAGGART**
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Woodfield Lodge, Woodfield Road, Northgate

- Gated development close to town centre and three bridges station
- Second floor apartment
- Open plan living/dining and kitchen area
- One double bedroom
- Allocated secure underground parking for one vehicle
- Ideal first time purchase
- Well over 100 years remaining on lease
- Council Tax Band 'B' and EPC 'B'

A wonderful second-floor one-bedroom apartment situated in a desirable gated development just a short distance from the town centre and within close proximity to Three Bridges station. Ideal for a first-time buyer seeking a stylish and conveniently located property, this apartment offers a comfortable and modern living space.

Upon entering the property, you are greeted by a welcoming hallway featuring two useful storage cupboards, one of which houses the boiler, providing practical storage solutions for every-day living. The hallway leads seamlessly into the open plan living/dining and kitchen area, creating a spacious and cohesive living space. The well-equipped kitchen boasts integrated appliances with attractive cupboards and drawers with plenty of work surfaces. The living room has two windows allowing in plenty of natural light, with ample space to accommodate a dining area, perfect for entertaining guests.





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The apartment comprises a generously sized double bedroom with a twin aspect and plenty of space for free standing furniture. Completing the accommodation is a modern family bathroom, fitted with a sleek white suite comprising of a panelled bath with shower unit over and glass shower screen, low level WC, wash hand basin and extractor fan.

For added convenience, the property benefits from allocated secure underground parking for one vehicle plus visitor parking, providing peace of mind for the homeowner. With well over 100 years remaining on the lease, this property presents a fantastic opportunity for buyers looking for a secure investment in a sought-after location.

Lease Details

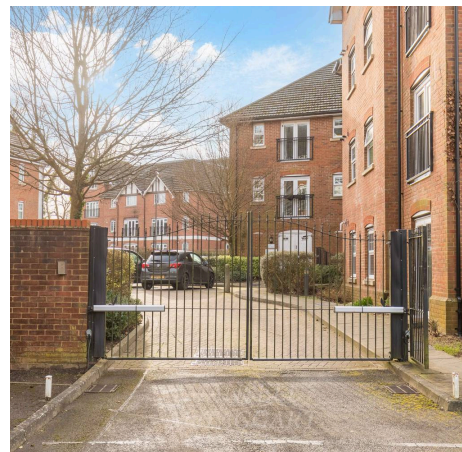
Length of Lease: 155 years from 1st January 2007

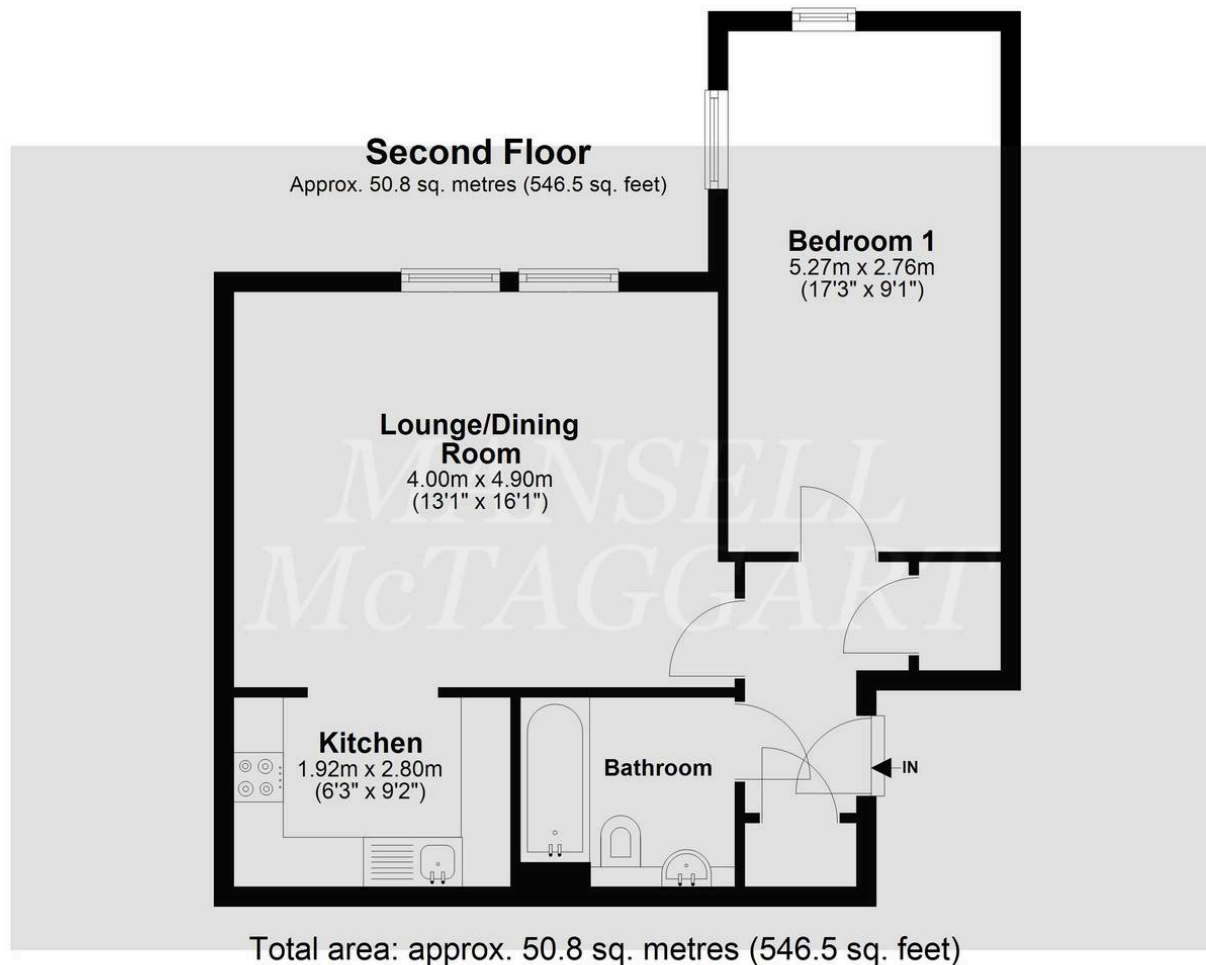
Annual Service Charge – £1,782

Service Charge Review Period – April

Annual Ground Rent – £393.96

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Plan produced using PlanUp.

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