



Lucas Close, Maidenbower
£265,000

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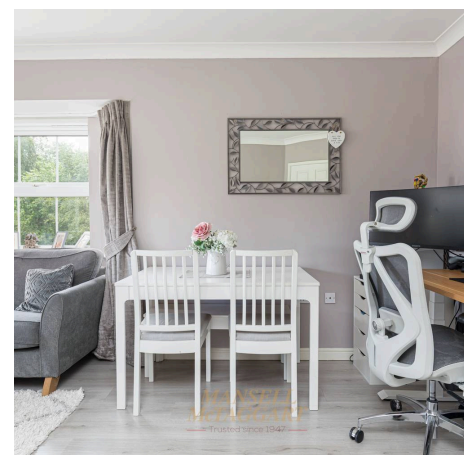
- Top floor apartment
- Dual aspect living/dining room
- Master bedroom with Juliette balcony
- Kitchen with integrated appliances and a modern bathroom
- Allocated parking for one car plus visitor spaces
- Built in 2006 with a 125 year long lease
- Council Tax Band 'C' & EPC 'C'

A wonderful opportunity to acquire a spacious two bedroom top floor apartment located in Maidenbower and built in 2006 with the remainder of a 125 year lease.

The building is accessed via secure entry doors to both front and rear with stairs leading to all floors. This particular apartment is privately situated in the corner of the building with its own secluded corridor with front door opening into the apartment.

Upon entry you are greeted with an entrance hallway with access to all rooms as well as the loft with a pull-down ladder. Toward the end of the hallway is the light and airy dual aspect living/dining room with pleasant views over roof tops and ample space for both living and dining furniture with newly fitted flooring underfoot.

The kitchen is situated off the living room and is fitted with integrated appliances including; fridge/freezer, electric oven with hob and extractor hood above, dishwasher and washing machine with attractive counter worktops, undercounter lighting with the boiler concealed within a cupboard.





The master bedroom is of a particularly nice size and comes equipped with built-in wardrobes and French doors opening to a Juliette balcony bringing in plenty of light and fresh air.

Bedroom two is a comfortable room allowing space for bedroom furnishings or home office.

Finally, there is a modern and spacious bathroom with a panel enclosed bath and rain-head style shower unit over, low level WC, wash hand basin with storage beneath and two double wall cabinets over, fully tiled walls and chrome ladder style heated towel rail.

Outside, the property benefits from one allocated parking space and plenty of visitor parking bays for guests. The building is surrounded by well-maintained communal grounds.

Lease Details

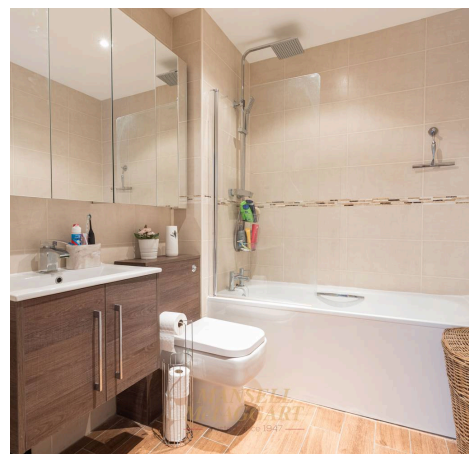
Length of Lease – 125 years from 1 January 2006

Annual Ground Rent Amount – £175

Annual Service Charge Amount – £1,393

Service Charge Review Period – April

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



Top Floor

Approx. 59.8 sq. metres (643.9 sq. feet)



Total area: approx. 59.8 sq. metres (643.9 sq. feet)

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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