



HARRISON
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HARDEN

Valiant House, Upper Rissington



An immaculately presented ground floor apartment in the sought-after Victory Fields development in Upper Rissington is being sold with No Onward Chain.

The accommodation comprises a communal hallway shared with one neighbor, an entrance hall, an open-plan kitchen/living area with a corner aspect that makes it a light and airy room, a double bedroom with fitted wardrobes, and a bathroom. The property also benefits from modern décor, high ceilings, double glazing, gas central heating, and off-road allocated parking.

This Apartment would make an ideal first time buy, pier de terre or Investment with a potential rental income of £800.00 PCM

EPC: C

Council Tax Band: B

Tenure: We understand the property to be **Leasehold**. The owner of the freehold will be the Developers, Vistry Group (Formally Linden Homes and Bovis). Following the sale of the last plot on the entire development Vistry will transfer the freehold to the Residents Management Company. There will be a Residents Management Company, Valiant House (Rissington) Management Company Limited who will be responsible for organising the maintenance of the common access ways and areas within the apartments not forming part of individual plots. The day to day running of the Management Company's functions however will be dealt with by a management agency. Each plot owner will become a member of the Residents Management Company. The Lease will be granted for a term of 999 years commencing from 1st January 2017. The ground rent is a peppercorn. However, an Insurance Rent is payable in respect of buildings insurance for the property.





Main House Approx. Gross Internal Area:- 44.45 sq.m. 478 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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