

The logo for Sims Williams, featuring the letters 'SW' in a stylized, gold-colored script font on a dark blue square background.

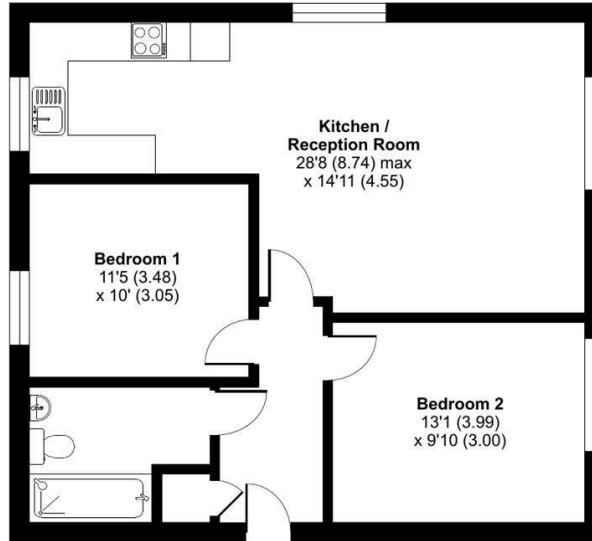
Sims Williams



APARTMENT 6 NICHOLLS COURT, PECKHAM CHASE, EASTERGATE, PO20 3AR

Approximate Area = 740 sq ft / 68.7 sq m

For identification only - Not to scale



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Sims Williams. REF: 1163435



**WALBERTON OFFICE**

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# £98,000 Leasehold

## APARTMENT 6 NICHOLLS COURT, PECKHAM CHASE, EASTERGATE, PO20 3AR

- Nearly New 2 Bedroom Apartment
- First Floor
- Remainder of NHBC
- Open Plan Living
- 2 Double Bedrooms
- Family Bathroom
- 2 Allocated Parking Spaces
- Immaculately Kept
- Shared Ownership Option

### EPC RATING

Current = B

Potential = B

### COUNCIL TAX BAND

Band = C

A very well presented 2 bedroom first floor apartment built by Taylor Wimpey in 2019, situated on the popular "Hedgerows" development.

Communal entrance hall leading to personal door. Accommodation comprises two double bedrooms, open plan kitchen/lounge/dining room, and a modern family bathroom.

The stylish kitchen is fitted with a good range of units, a fitted oven and 4 ring gas hob with extractor over and space for various other appliances.

There are 2 generously sized double bedrooms and a modern part tiled bathroom which consists of a bath with shower over, wash hand basin and WC.

The property also benefits from 2 allocated parking spaces located to the rear of the apartments. Apartment 6 Nicholls Court can be offered for sale on a Shared Ownership basis or to be bought outright.

The property is Leasehold with 121 years remaining. The service charge is £149.05 paid monthly. Managing Agents, Aster Group, Sarsen Court,

Horton Avenue, Devizes, SN10 2AZ. \* Shared Ownership Scheme offered with 40% share and the remaining 60% paid in rent.

### Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

### Directions

From the War Memorial roundabout at the bottom of Fontwell Avenue, head north towards the Racecourse taking the first turning on the left into Peckham Chase. Continue round to the right, keep following the road down just past Squires Grove where you will reach Nicholls court on the right hand side.

