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Sheila Williams

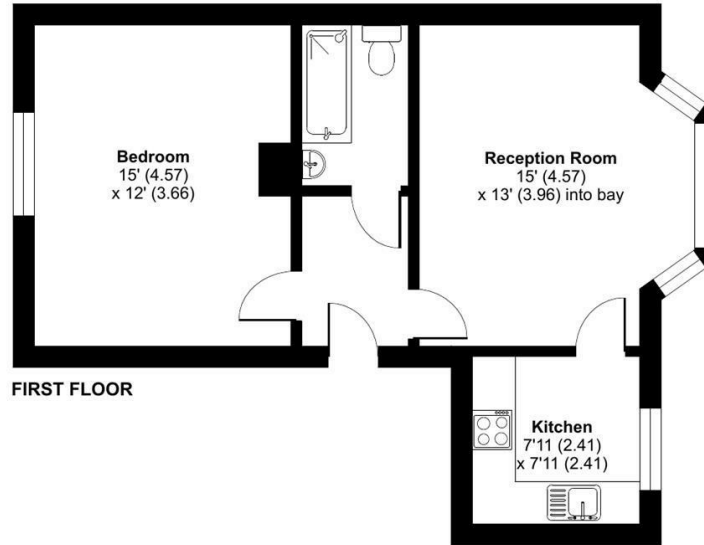


FLAT 5, HOLMLEA CHURCH ROAD, YAPTON, BN18 0EN



Approximate Area = 510 sq ft / 47.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sims Williams. REF: 1178280



**WALBERTON OFFICE**

5 Maple Parade  
Walberton  
BN18 0PR

Tel 01243 551368  
walberton@simswilliams.co.uk  
simswilliams.co.uk

# £165,000 Leasehold

FLAT 5, HOLMLEA,  
CHURCH ROAD,  
YAPTON,  
BN18 0EN

- First Floor Apartment
- Bright & Spacious Accommodation
- Modern Fitted Kitchen
- Good Size Reception Room
- Double Bedroom
- Bathroom with WC
- Gas Heating
- Communal Garden
- Parking Facilities

## EPC RATING

Current = C  
Potential = C

## COUNCIL TAX BAND

Band = B

Forming part of this impressive detached property and being within easy reach of the facilities in Yapton Village which include shops, Post Office and public transport.

The property is accessed via the spacious communal entrance hall with security entry system and staircase to the first floor.

The accommodation comprises front door leading to entrance hall with generous size reception room with large bay window to the front. A modern kitchen, bathroom and a spacious double bedroom with built in wardrobes.

The stylish kitchen has been fitted with a range of modern grey fronted units, integrated fridge freezer and space for further appliances.

To the rear of the property there is a communal courtyard garden with washing line and storage shed.

There is resident parking to the front of the property on a first come, first served basis.

The property is Leasehold with 96 years remaining of a 125 year term from 25th of December 1995. The current ground rent is £100 per annum and the annual Service Charge is £2,100 per annum, which is paid quarterly in the sum of £525.

## 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 shops at Main Road, Yapton proceed west along Main Road, over the first mini roundabout and take the first turning right into Church Road. Follow the road round and the property can be found on the left hand side opposite the turning for Briar Close.

