

SW

Sims Williams

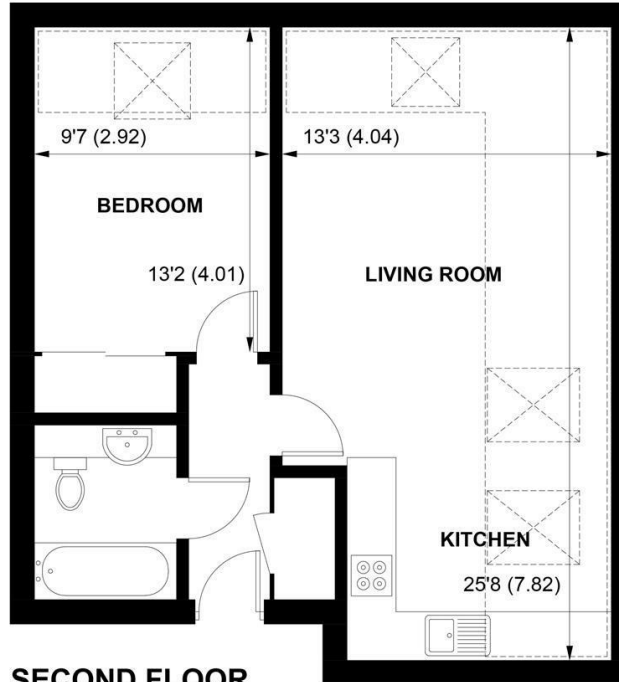


FLAT 11 ABBIE COURT, LAKE LANE, BARNHAM, PO22 0JB





 = REDUCED HEAD HEIGHT BELOW 1.5M



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 566 SQ FT / 52.6 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
Produced for Sims Williams

£170,000 Leasehold

**FLAT 11 ABBIE COURT,
LAKE LANE,
BARNHAM,
PO22 0JB**

- Purpose-Built Apartment
- Open Plan Kitchen
- Intergrated Appliances
- Bedroom With Fitted Wardrobe
- Fully Tiled Bathroom
- Intercom Entry System
- Communal Garden
- Allocated Parking
- No Onward Chain

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = B

Offered for sale with no onward chain is this well presented, purpose-built apartment. Located in the heart of Barnham village, within easy walking distance to local amenities, including shops and a mainline train station.

The apartment is accessed via a communal front door with stairs leading up to the second floor. A personal door opening onto hallway. Door to storage cupboard with space and plumbing for a washing machine.

The open-plan living space has a fitted kitchen, with an integrated fridge freezer, dishwasher and electric oven and hob. There's ample space for dining table and chairs.

The double bedroom has a built-in wardrobe, and the fully tiled bathroom has a white suite comprising bath with shower over, wash basin and WC.

Outside, there is a communal lawn area. Residents also benefit from an allocated parking space located to the rear.

The property has a remainder of 109

years on the lease. There is a maintenance charge of £1,174.94 per annum. The ground rent is currently £250 per annum.

Directions

From Barnham station proceed east along Barnham Road taking the first turning on the left into Lake Lane. Abbie Court will be found on the right hand side.

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.

