



Flat 9, Burtenshaw Court Amsbridge Crescent, Wick, BN17 7GE

Offers In Excess Of £195,000

- Modern Purpose Built Top Floor Apartment
- Allocated Parking + Additional Visitors Parking
- 8'52 x 7'37 Family Bathroom
- Chain Free
- Two Bedrooms
- Balance of 999 Year Lease
- Popular 'Hampton Park' Development
- West Facing Balcony
- 15 ft West Facing Lounge/Diner
- Viewing Recommended

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This modern, purpose-built top-floor apartment offers a stylish and comfortable living space in the sought-after 'Hampton Park' development. Featuring two spacious bedrooms, the property boasts a west-facing balcony that fills the living area with natural light. The 15 ft west-facing lounge/diner provides a generous space for relaxation and entertaining. The family bathroom measures 8'52 x 7'37, offering ample space and modern finishes.

Additional highlights include allocated parking, plus extra visitors' parking for convenience. The apartment benefits from the balance of a 999-year lease, ensuring peace of mind for the future. The property is offered chain-free, making for an easy and straightforward move. Viewing is highly recommended to fully appreciate all that this charming apartment has to offer.



Council Tax Band: B

Tenure: Leasehold



LOUNGE

15'42 x 11'45

KITCHEN

9'68 x 7'54

BEDROOM ONE

11'7 x 9'07

BEDROOM TWO

11'73 x 6'94

BATHROOM

8'52 max x 7'37

STORAGE CUPBOARD

5'07 x 7'37

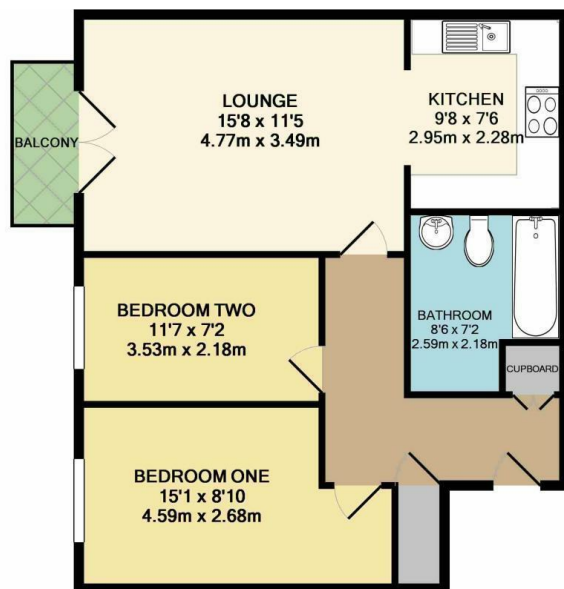
LEASE

999 year lease from 2016

SERVICE CHARGE

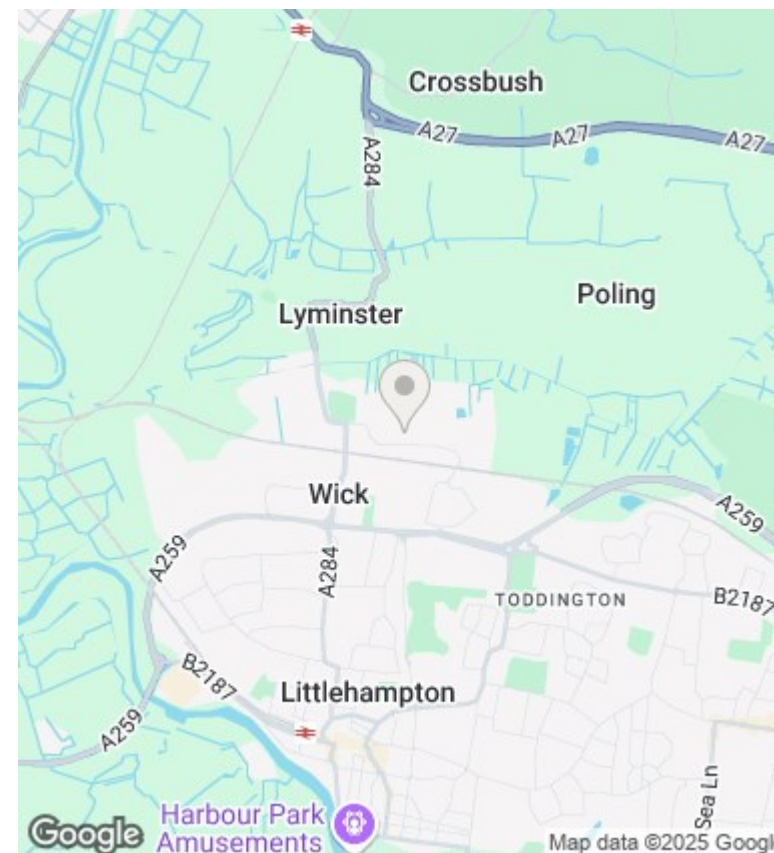
£2,000 PA





TOTAL APPROX. FLOOR AREA 606 SQ.FT. (56.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.