

Flat 4 Northmoor Court, 2-4 Stocker Road, Bognor Regis, West Sussex, PO21 2AE

£160,000

Leasehold

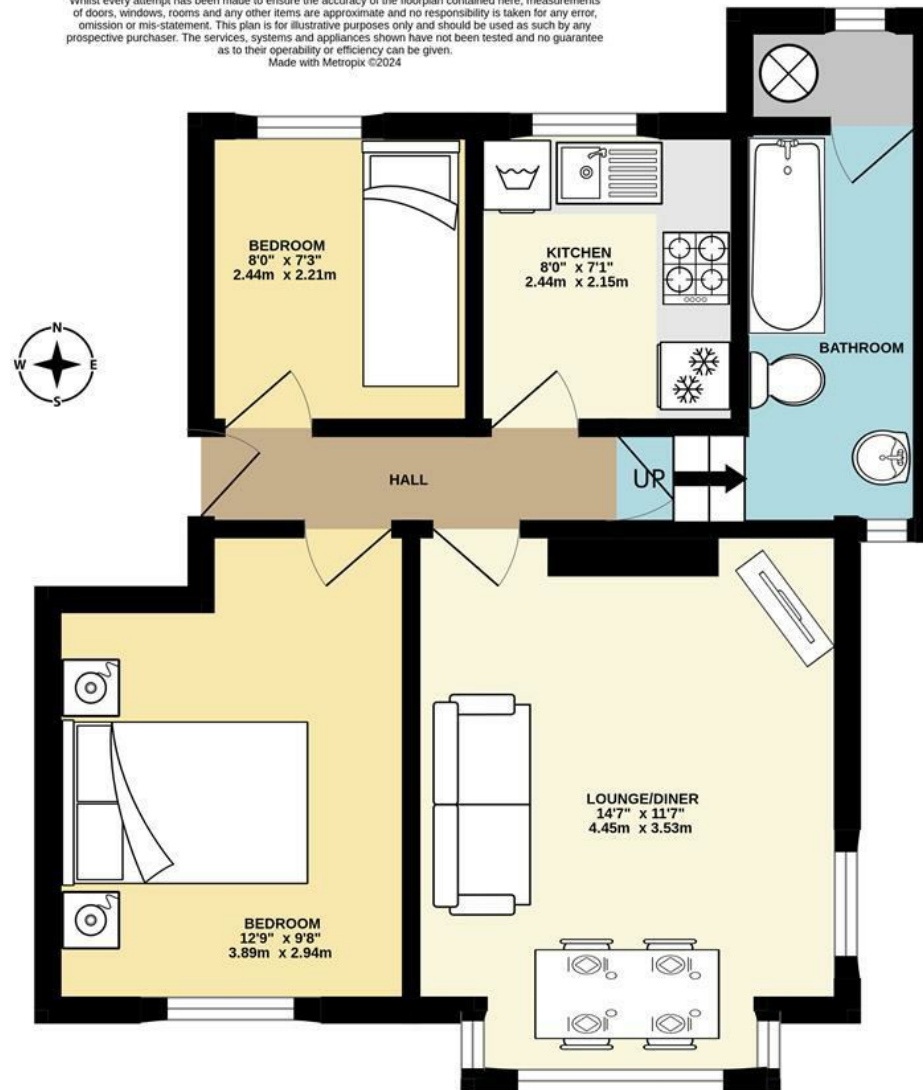
**FARNDLL**  
ESTATE AGENTS



# 1ST FLOOR 493 sq.ft. (45.8 sq.m.) approx.

TOTAL FLOOR AREA : 493 sq.ft. (45.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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- First Floor Apartment
- Lounge
- Kitchen
- 2 Bedrooms
- Bathroom
- Electric Heating and uPVC Double Glazing
- Allocated Parking Space
- Close to Sea, Shops and Bus Routes in West Bognor
- No Forward Chain

The Following information has been provided by the seller. We would advise that you ask your solicitor to verify this information during the course of your purchase:

**Length of Lease**

125 years from 25th March 2002 - 102 years remaining

**Annual Service Charge**

£1815 per year

**Annual Ground Rent**

£150 per year



79 Aldwick Road

Bognor Regis

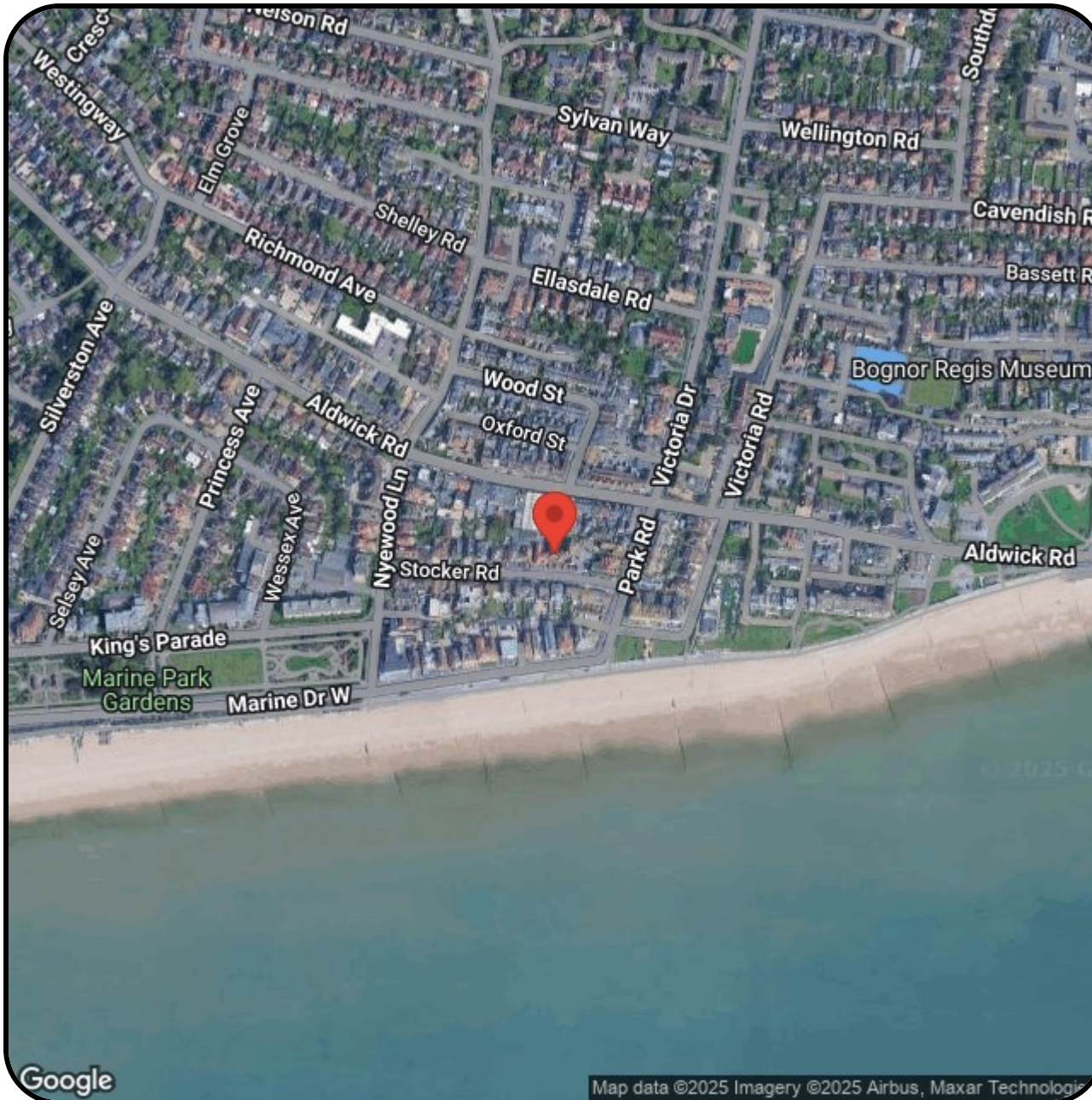
West Sussex

PO21 2NW


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<http://www.farndells.com>



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Council Tax Band B