

Flat 2, 50A Aldwick Road, Bognor Regis, West Sussex, PO21 2PN

£160,000

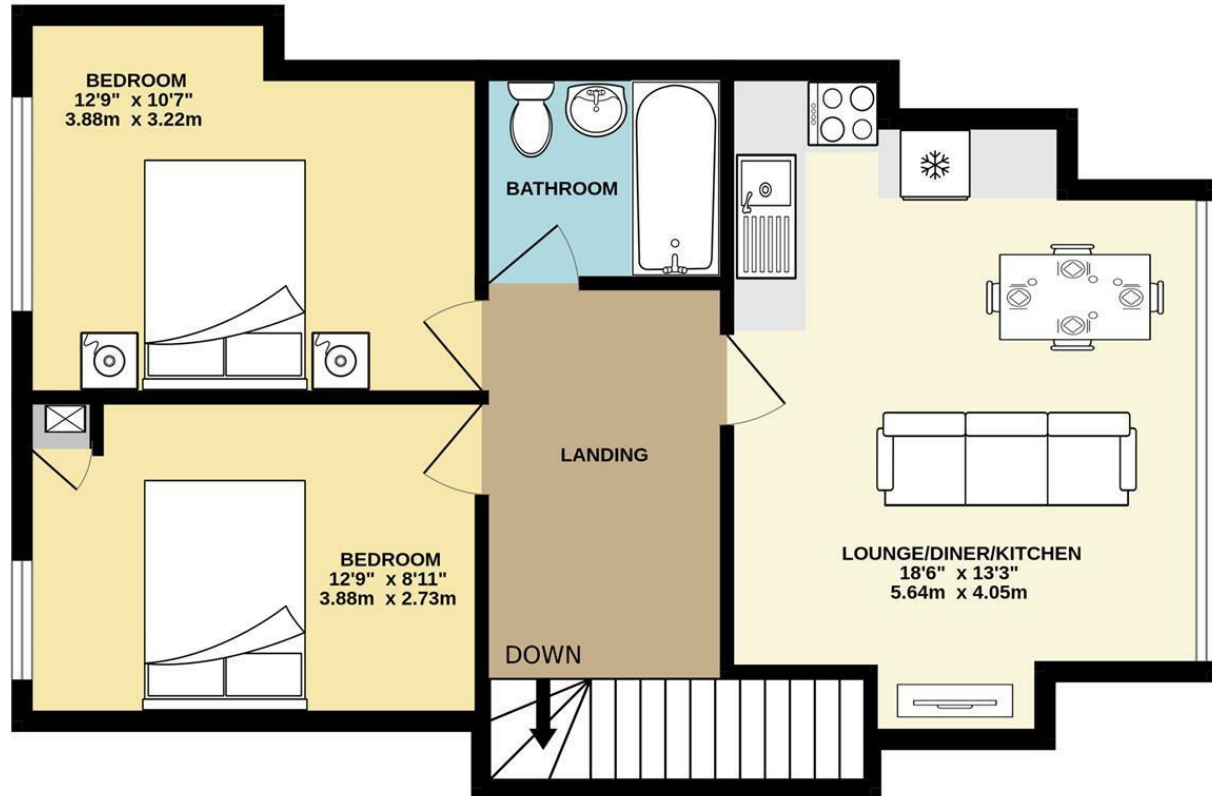
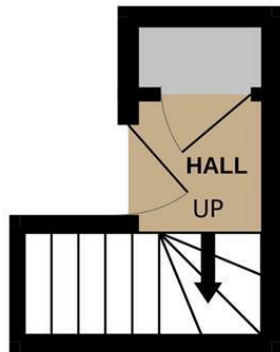
Leasehold

FARNDSELL
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2ND FLOOR
598 sq.ft. (55.6 sq.m.) approx.

1ST FLOOR
45 sq.ft. (4.2 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.8 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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- 2nd Floor Apartment
- Open-Plan Lounge/Kitchen/Dining Area
- 2 Double Bedrooms
- Modern Bathroom
- uPVC Double Glazing and Gas Central Heating
- Allocated Parking Space
- New Lease
- No Forward Chain
- Conveniently Situated Within 100 Yards of Local Shops and Bus Routes

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

A new lease will be set up with the sale of this property

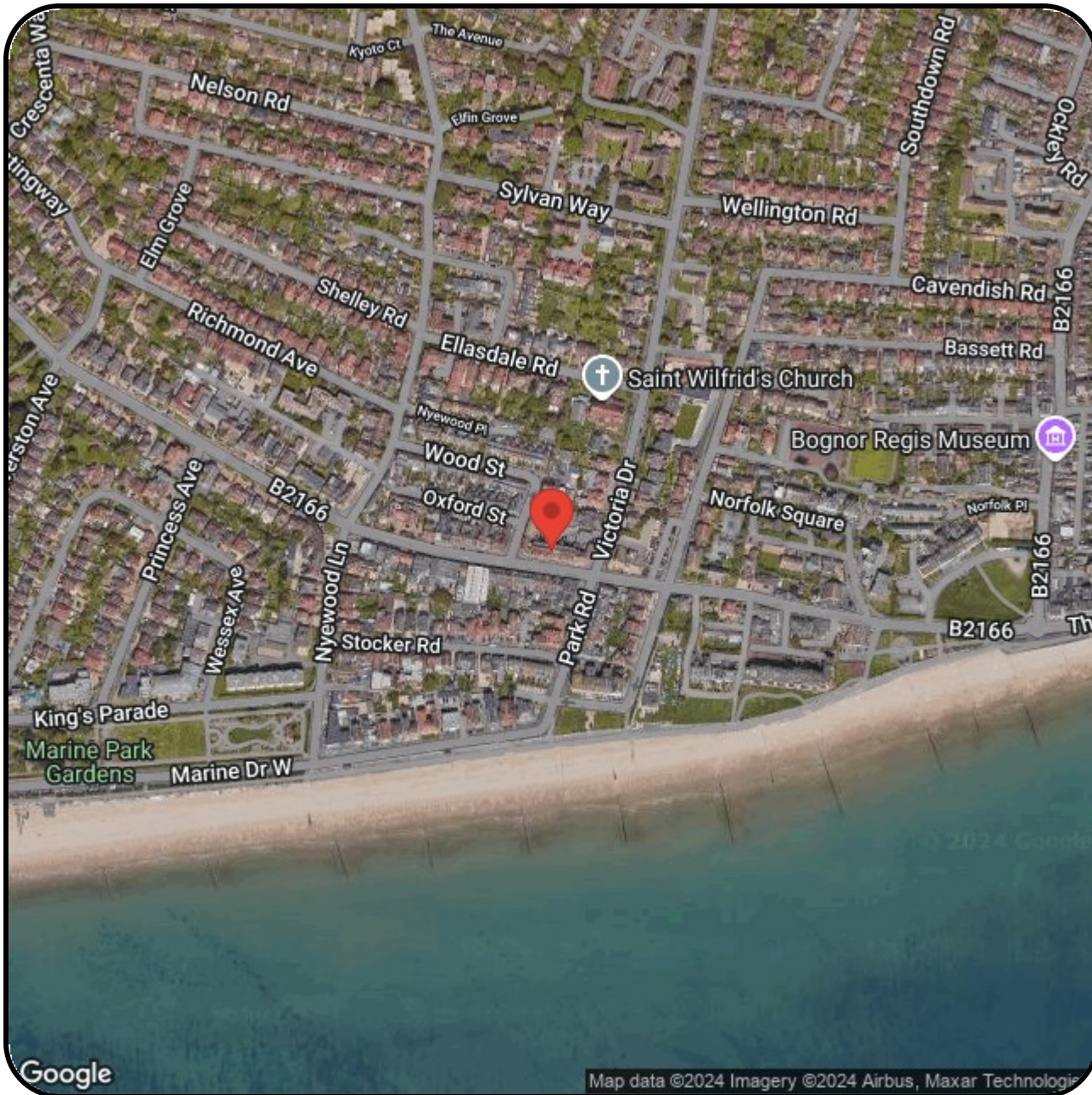
Annual Service Charge

The seller advises that this will be capped at £2000 per year, for the first 2 years

Annual Ground Rent

Nil





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Bognor Regis

West Sussex


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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	79
(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 	

Council Tax Band B