

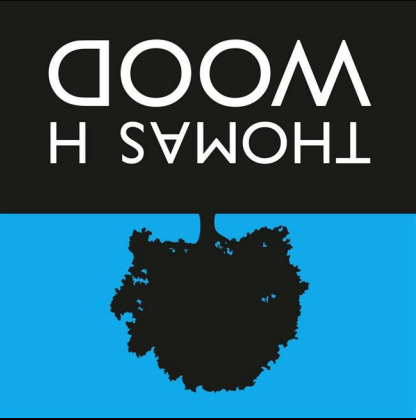
1ST FLOOR

TOTAL FLOOR AREA : 79.2 sq.m. (852 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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	
Potential	Current
80	77
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



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Asking Price £200,000
Flat - First Floor
3 Bedrooms

Tenure - Leasehold

Floor Area - 852.00 sq ft

Current EPC Rating - C77

Potential EPC Rating - C80



A beautifully presented and spacious first floor, three bedroom apartment located in the popular development of Bishops Close, Whitchurch. This quiet residential development is within walking distance to Whitchurch village with its excellent amenities, regular public transport links to the City and the highly regarded primary and high schools. The property has been very well maintained by the current owners and is offered for sale in excellent order throughout. The accommodation comprises, entrance hallway with storage, generous size lounge, spacious fitted kitchen, three good sized bedrooms and a modern bathroom. This very attractive property further benefits from, UPVC windows, gas central heating, parking, garage and delightful communal gardens. Cash buyers only due to the 75 year lease. Lease renewal costs are known and available on enquiry.

ENTRANCE HALL

UPVC door to hallway, with laminate flooring, three storage cupboards, storage cupboard with space for tumble dryer and one with combination boiler.

LOUNGE

4.39m x 4.06m (14'4" x 13'3")

A generous reception room with LVT flooring, painted walls and picture UPVC window to rear and radiator panel.

KITCHEN

2.72m x 4.39m (8'11" x 14'4")

Fitted kitchen with a range of wall and base units with complimentary work surfaces over, one and a half bowl stainless steel sink/drainers, electric cooker, gas hob, cooker hood, plumbing and space for washing machine and fridge and freezer. Tiled floor and part tiled walls. UPVC window to side and radiator panel.

BEDROOM ONE

3.63m x 3.02m (11'10" x 9'10")

A generous master bedroom with carpeted floors, painted and papered feature wall. UPVC window to rear, built in wardrobes and radiator panel.

BEDROOM TWO

3.02m x 3.00m (9'10" x 9'10")

Carpeted floor, painted walls and fitted wardrobes. UPVC window to rear and radiator panel.

STUDY/BEDROOM THREE

2.41m x 2.74m (7'10" x 8'11")

Carpeted floor, painted and papered feature wall, UPVC window to front and radiator panel.

BATHROOM

2.33m x 2.73m (7'7" x 8'11")

Obscure UPVC window to front with roller blind, panelled bath with mixer taps and shower over, wash hand basin vanity unit and chrome tap. Low level WC partly tiled walls, tiled floor and radiator panel.

OUTSIDE

GARAGE.

With up and over doors, situated in a row of garages.

COMMUNAL GARDENS.

Communal Gardens surrounding property

TENURE

LEASEHOLD - Term remaining on Lease 75 years

SERVICE CHARGE - £20 Per month.

GROUND RENT - £50.00 pa.

INSURANCE - Compulsory building insurance contribution £225.00 pa.

COUNCIL TAX

Band D

