



# Brightest move

£90,000



Brightestmove are pleased to welcome to the market this one bedroom first floor flat, benefitting with driveway parking, garage and own private garden in a quiet and popular village on Woolavington.

The property, requiring modernisation throughout has its own entrance hall, with stair leading to the spacious living room with ample storage throughout. The kitchen has wall and base units and space for utilities. The bedroom is a large double with a storage cupboard, with the hallway also having a cupboard with the hot water cylinder. The bathroom is fitted with a three piece suite, including bath with electric shower over, basin and W/C.

Due to the length of the lease, the property is ideally suited for cash buyers or buyers looking to downsize. NB - Please note, we have requested information to find out how much it would cost to extend the lease.



The village of Woolavington offers a range of amenities including Church, village shops including Co-Op convenience store, primary school, pharmacy and medical centre.

For more information or an appointment to view please contact the vendors sole agents.

TENURE: Leasehold – 99 years from April 1976 (approx. 49 years left)      GROUND RENT: £5 per annum      HEATING: Electric Storage Heaters

SERVICES: Mains Electricity, Water and Drainage      COUNCIL TAX BAND: A



**Kitchen 9' 04" x 8' 01" (2.84m x 2.46m)**

**Living Room 15' 05" x 10' 08" (4.7m x 3.25m)**

**Bedroom One 12' 04" x 8' 07" (3.76m x 2.62m)**

**Approximate Total Floor Area 47 Square Metres**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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