





Features

- Share Of Freehold
- No Onward Chain
- Private Garden
- Balcony
- Gas Central Heating
- Brand New Kitchen & Bathroom

The front door opens into a central corridor that gives access to all rooms and has storage cupboard. The brand new kitchen is large enough to have a small dining table and comprises of a range of base and eye level storage units above and below the expansive kitchen worktop, with integrated electric hob with overhead extractor fan, oven below, along with an integral fridge freezer, washer/dryer and dishwasher. The kitchen has a storage cupboard that also houses the gas boiler, along with a window to front aspect and a door that opens out to the generous balcony. To the

rear is a large living room with window to rear aspect. At the far end of the apartment are two double bedrooms, a single bedroom, and the bathroom that has a separate WC, and windows to front aspect. The new bathroom suite comprises of a panel bath with shower and shower screen, a handbasin with storage drawers below, a chrome heated towel rail, and extractor fan.

Externally, there is parking to front, and to the rear is the private garden that a new owner could fence off.



Set well back from the road, with large gardens to front Fairacre is a popular residential community situated less than a mile of the town centre and railway station. There are local shops, schools and St Marks hospital within walking distance, as is the Pond House, a very well regarded local pub and restaurant. The location is ideal for commuters with direct access to central London via the Elizabeth Line, and for road commuters, the M4 is a short drive away, giving access to the M25 network and London Heathrow Airport.

Additional information:

Tenure: Lease with share of Freehold.

Lease Length: 995 years

Council tax Band: C.

Heating: Gas Central Heating to Radiators.

Energy Performance Rating: C (75).

Service Charge: £1,200 per annum.





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