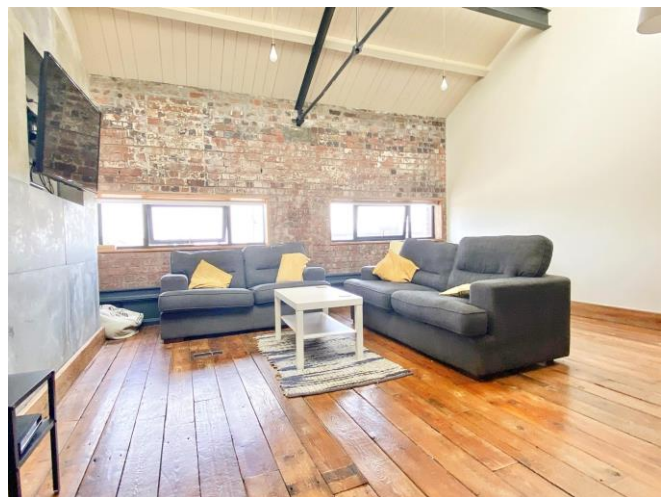




The Pumphouse Hood

£180,000

- NO ONGOING CHAIN
- MEZZANINE BEDROOM
- OPEN PLAN LIVING/ DINING & KITCHEN
- SHOWER ROOM & DRESSING ROOM
- RESIDENTS PARKING
- EPC Rating: C





About the property

Being sold with no ongoing chain. Comprising of communal entrance, inner entrance, cloakroom, open plan living/ dining/ kitchen, mezzanine, bedroom with shower room and dressing room, residents parking.

Accommodation

Communal Entrance

Via video entry system, communal hall way with letter boxes stairs to first floor and lift serving the building.

Cloakroom

Comprising W.C. and wash hand basin, wood flooring, radiator.

Lounge

38' 7" maximum x 17' 8" maximum (11.76m maximum x 5.38m maximum)

TV point, power points, radiator, wood flooring, two windows to front.

Kitchen

9' 3" x 7' 11" (2.82m x 2.41m)

With a range of matching wall and base units with complimentary worktops over, inset electric oven and hob, space for fridge freezer, wood flooring, power points, radiator.



Utility Room

5' 9" x 4' 10" (1.75m x 1.47m)

Space for a washing machine, boiler, power points, wood flooring.

Bedroom

17' 4" x 12' 5" (5.28m x 3.78m)

Situated on a mezzanine level with carpeted flooring, power points, radiator, glazed balcony to front, glazed orangery to ceiling.

Dressing Room

5' 3" x 3' 7" (1.60m x 1.09m)

Power points, wood flooring, radiator.

Shower Room

Comprising W.C., wash hand basin and double size shower cubicle, splashback panel, radiator, wood flooring.

Lease Information

Lease Length: 125 years from May 2015

Service Charge: Approx £550 per quarter

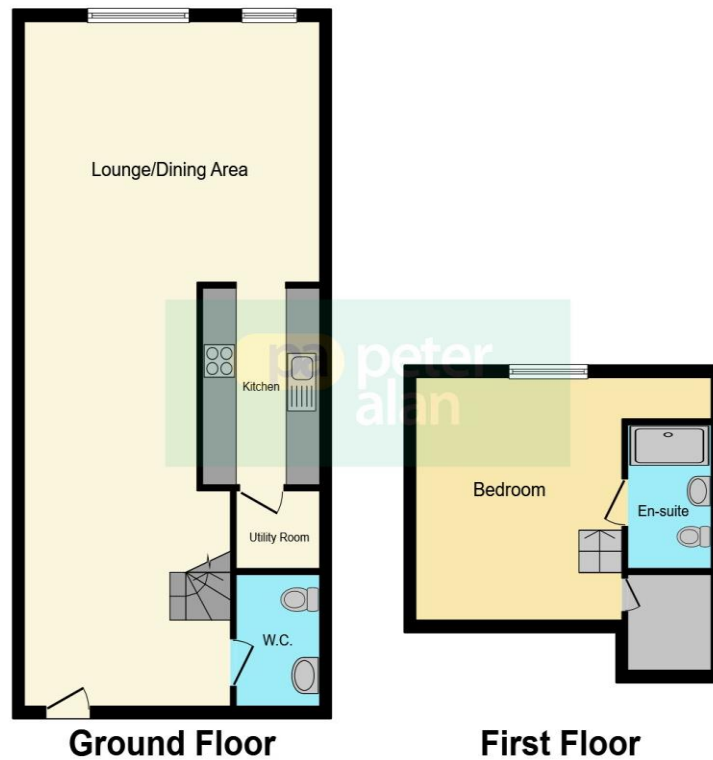
Ground Rent: £125 per year

Management Co: Absolute property Management

01446 733224

barry@peteralan.co.uk

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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