



Asking Price £115,000

Completed in 2006 is this delightful second floor purpose build apartment. Offering communal entry leading to the second floor the property benefits from an open plan living space with patio doors and balcony overlooking the playing fields surrounding. Modern fitted kitchen with a great deal of storage and well appointed lounge/dining space leading to the views. Two double bedrooms and a family bathroom complete the accommodation which has been presented to a high standard by the current owners with the addition of many decorative features. Outside are communal gardens and bike store with a private gated residents parking lot to the side which has one allocated space for this property. The property is offered to the market with no onward chain.

Buckfast Close, Ham, PL2 2HD

Accommodation Comprises

Entrance Hall

Living/Kitchen

5.54m (18'2") x 4.57m (15'0")

Balcony

Bedroom 1

3.35m (11'0") x 2.87m (9'5")

Bedroom 2

3.33m (10'11") x 2.87m (9'5")

Bathroom

Other Information

Lease Length Remaining - 107

Service Charge - £1128 per annum

Ground Rent - £286

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.





Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		84	85
(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	

Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

