



Asking Price £150,000 - Leasehold

This well presented and spacious ground floor flat is situated within a popular and convenient location and would make an ideal first time or buy to let opportunity. Internally the accommodation offers open plan living/dining room with fitted kitchen, two double bedrooms and bathroom. Further benefits include double glazing and gas central heating, a communal lawned garden and allocated parking space. Novahomes highly recommend an internal viewing to avoid disappointment.

Renaissance Gardens, Beacon Park, PL2 3LX

Ground Floor

Entrance

Entry is via a secure communal front entrance with private door to the flat. From the ground floor a secure door to the rear of the building opens to the shared garden which also access the parking area beyond.

Entrance Hall

With radiator, wall mounted entry phone, built in storage cupboard housing the fuse box and a further airing/storage cupboard.

Lounge/Dining Area

14` x 12` 6"

With two double glazed windows to the rear, two radiators and open plan to the kitchen area.

Kitchen Area

11` 10" x 6` 4"

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, wall mounted concealed boiler serving the heating system and domestic hot water, spaces for fridge/freezer and washing machine, fitted electric oven and four ring gas hob with cooker hood above, double glazed window to the front.

Bedroom 1

12` 8" x 11` 7"

A lovely sized double bedroom with double glazed window to the rear and radiator.

Bedroom 2

10` 2" x 8` 6"

A second double bedroom with double glazed window to the rear and radiator.

Bathroom

Fitted with a three piece suite comprising panelled bath with separate shower above, vanity wash hand basin with cupboard storage below, low-level WC, tiled splashbacks, extractor fan, wall mounted mirror, shaver point, obscure double glazed window to the front, radiator.

Outside - To the rear of the property there is a communal lawned garden.

Parking - From the rear access is given to an allocated parking space.

Leasehold - The term of the lease for this property is 155 years from 2005. This information was gathered from the information held by the Land Registry.

Ground Rent - £300 Per Annum

Service/Maintenance Charge - £1,800 Per Annum

Viewing Arrangements

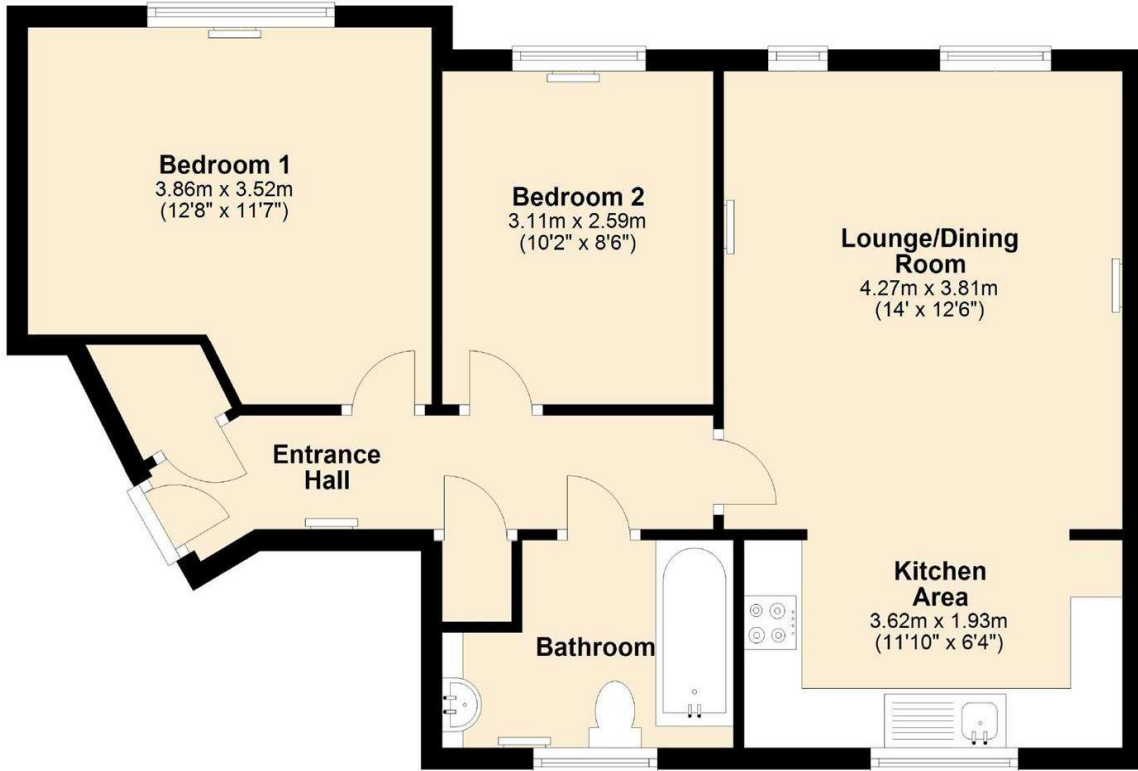
Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.





Ground Floor

Approx. 57.8 sq. metres (622.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	77	77
(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.



1% FEE

0^{WK} CONTRACT

FULL SERVICE ESTATE AGENTS

NO SALE NO FEE

