



Magna House

£140,000

MARTIN&CO

Magna House

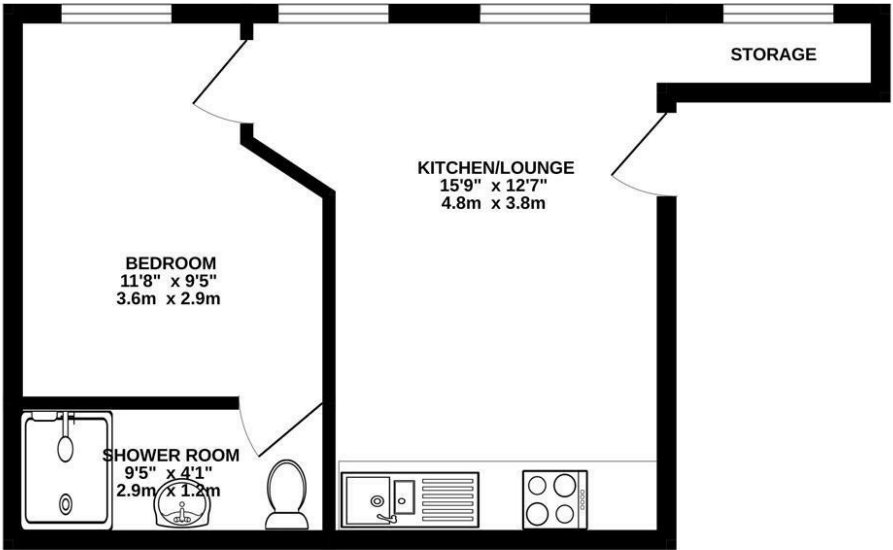
- Modern One-Bedroom Apartment
- Prime Location
- Ideal for First-Time Buyers or Investors
- Allocated Parking
- Long Lease: 115 years remaining
- Costs: Ground rent of £500 per year, service charge of £1,923.42pa

Magna House is a stylish one-bedroom apartment offering contemporary design, built-in 2016, and perfectly positioned for modern urban living. With a spacious reception room, sleek bathroom, allocated parking, and a long lease, it's ideal for first-time buyers or investors. Located near key amenities and transport links, this is a rare opportunity to secure comfort, convenience and value in one smart package

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

FIRST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



1 BED/1 BATH/1 RECEPTION
TOTAL FLOOR AREA : 323 sq.ft. (30.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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