



Flat 11 Walmer House Cypress Court, Frindsbury, ME2 4PZ

Guide Price £135,000 - £140,000. CHAIN FREE

Welcome to Walmer House, Cypress Court in the charming area of Frindsbury! This top-floor apartment is a gem waiting to be discovered. As you step into this purpose-built flat, you are greeted by a modern kitchen and bathroom, perfect for those who appreciate contemporary living.

The property boasts a great size living room, ideal for relaxing after a long day. With one bedroom, this apartment is perfect for individuals or couples looking for a comfortable living space. The bedroom offers a peaceful retreat, ensuring a good night's sleep.

One of the highlights of this property is the balcony, where you can enjoy your morning coffee or unwind in the evening while taking in the views of the surrounding area. The location of Cypress Court is truly unbeatable, offering convenience and a sense of community.

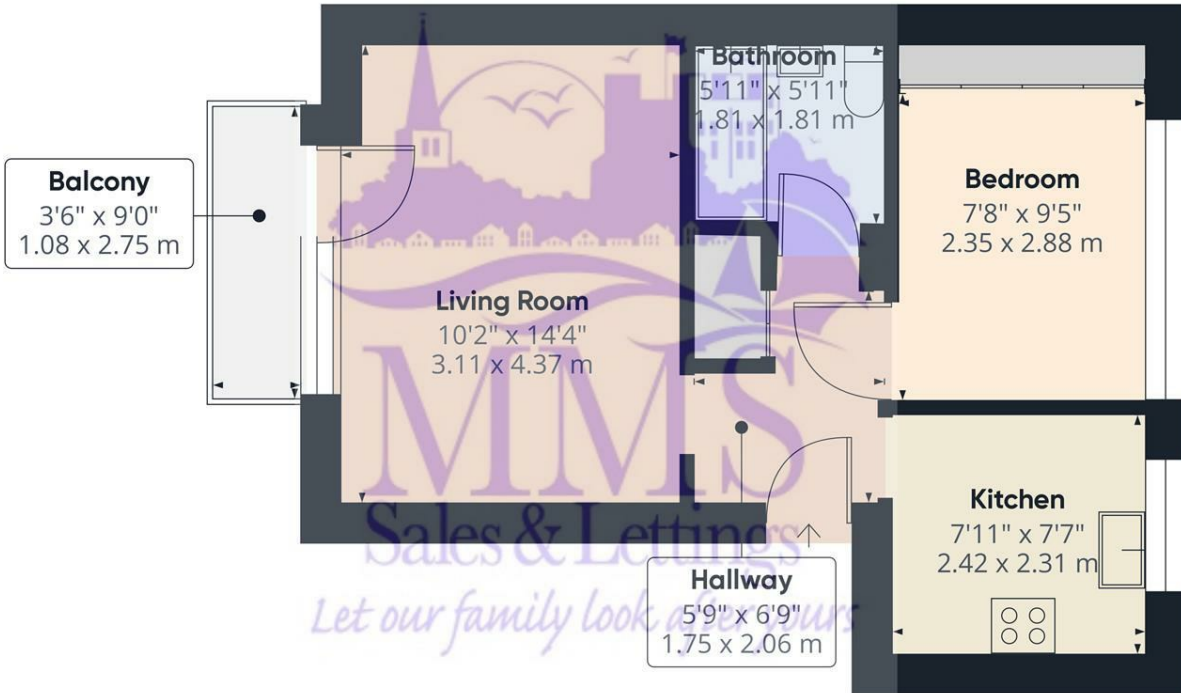
Whether you are a first-time buyer, downsizer, or investor, this flat offers a fantastic opportunity to own a piece of Frindsbury. Don't miss out on the chance to make this wonderful apartment your new home!

87 years left on lease at time of market. Block insurance approximate yearly cost £356, Annual maintenance charge approximate £320 and ground rent approximately £300 per annum.

EPC rating D. Council tax Band A

- 1 DOUBLE BEDROOM
- MODERN FITTED KITCHEN
- IDEAL FIRST PURCHASE
- MODERN BATHROOM
- COMMUNAL GARDEN
- 87 YEARS LEFT ON LEASE
- COUNCIL TAX BAND A
- GUIDE PRICE 135K - £140K
- CHAIN FREE

£135,000



Approximate total area⁽¹⁾
 366.51 ft²
 34.05 m²

Balconies and terraces
 31.75 ft²
 2.95 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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