



8 Willowmeade, Ramsden Heath , CM11 1HY  
£265,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Presenting a tastefully designed two-bedroom first-floor apartment in Ramsden Heath, boasting a share of the freehold. This immaculately kept residence features a modern kitchen, ample natural light, garage, and parking. Enjoy the convenience of local amenities nearby. Ideal for those seeking a stylish and low-maintenance lifestyle in this sought-after location. Energy rating D.

#### ACCOMODATION COMPRISING

##### Hallway

Radiator. Engineered wood floor.

##### Lounge 15'10 x 11'5 (4.83m x 3.48m)

Window to rear. Engineered wood floor. Storage heater.

##### Bathroom 7'5 x 5'8 (2.26m x 1.73m)

Obscure window to side. Electric towel radiator. Close coupled W.C. Bath with electric shower over. Wash hand basin set into vanity unit. Illuminated mirror. Part tiled to walls.

##### Bedroom One 16'4 x 9'9 (4.98m x 2.97m)

Window to front. Radiator.

##### Bedroom Two 13'4 x 8'9 (4.06m x 2.67m)

Window to front. Electric heater. Engineered wood floor.

##### Kitchen 11'4 x 6'8 (3.45m x 2.03m)

Window to rear. Range of base and eye level units. Space and plumbing for washing machine. Integral fridge/freezer. Integral electric oven with four ring electric hob and extractor over. Fitted slimline dishwasher. Pantry cupboard.

#### EXTERIOR

##### Communal Gardens

##### Garage

##### Parking

Infront of garage.

##### Lease Information

We understand from the vendor that the apartments all own a share of the freehold. The lease was 125 years as of 1994 and has approximately 97 years remaining. We understand there is no ground and a lower than average maintenance fee.

##### Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

