



Connaught Gardens  
West Green, RH10 8NB

**£230,000**



## Connaught Gardens, West Green, RH10 8NB

Astons are pleased to offer to the market this spacious two bedroom first floor flat which is located within the popular Connaught Gardens area of West Green. The flat requires updating and benefits from a large living/dining room, two double bedrooms, kitchen with integrated oven and hob and a shower room.

The property also comes with the benefit of a garage located below the property and a parking space for one car to the front of this.

The flat is ideally located close to the town centre, local amenities and transport links, ensuring that everything you need is within easy reach.

This flat presents a wonderful opportunity for anyone looking to settle in a welcoming community. With its appealing features and prime location, it is sure to attract interest from a variety of potential buyers or renters. Do not miss the chance to make this charming flat your new home.

### Hallway

Personal front door, electric wall heater, wood effect flooring, coving, intercom entry system, storage cupboard, cupboard housing the hot and cold water tanks, door to:

### Living/Dining Room

Two double glazed window to the front, electric wall heater, coving.

### Kitchen

Range of base and eye level units with tiled splashbacks, inset one and a half bowl sink unit with a mixer tap and drainer, built in double oven with a hob over and extractor hood above, space for a fridge/freezer and washing machine, double glazed window to the rear, coving, electric wall heater, under unit lighting.

### Bedroom One

Double glazed window to the rear, fitted wardrobes to one wall, electric wall heater.

### Bedroom Two

Double glazed window to the rear, coving, electric wall heater.

### Shower Room

White suite comprising a walk-in shower cubicle with an electric Mira shower unit, pedestal hand basin with a mixer tap, wc, obscured double glazed window, part tiled walls, electric heater.

### Garage

With an up and over door.

### Parking

There is a parking space for one car to the front of the garage.

### Lease Extension

The owner has made enquiries regarding extending the lease for the property. The approximate cost including legal fees would be around £12,000. Anyone wishing to extend should make their own enquiries regarding this.

### Anti Money Laundering

In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.

### Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the

property have necessary regulations or approvals.

Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £200 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.





Ground Floor



Floor 1

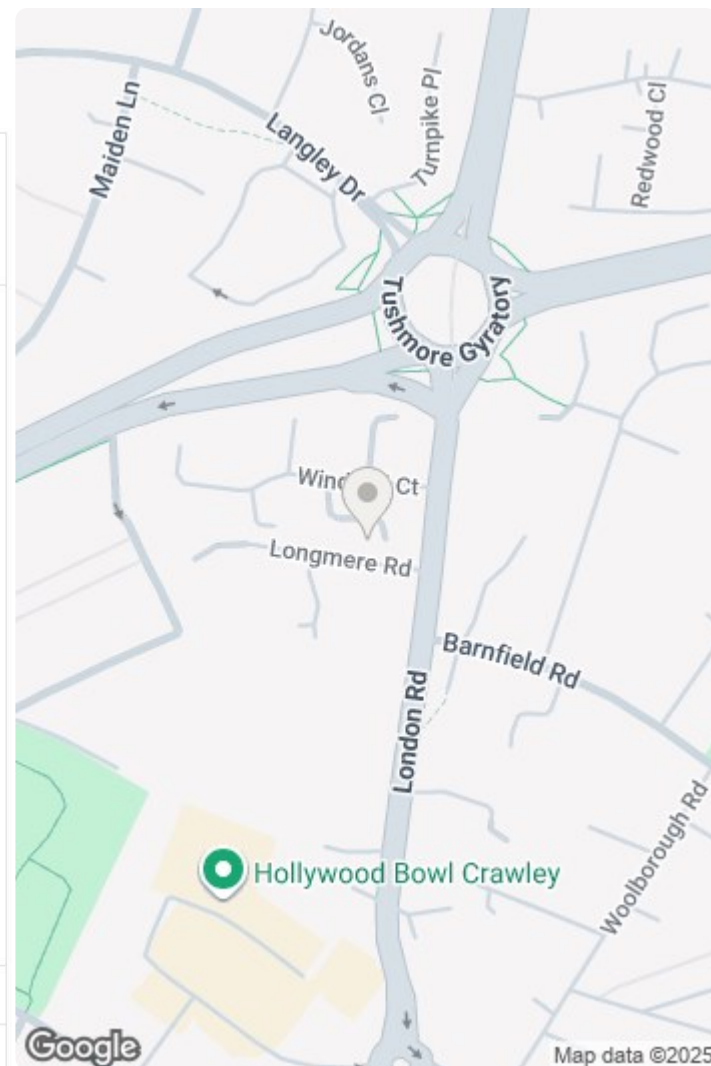


**Approximate total area<sup>(1)</sup>**  
763 ft<sup>2</sup>  
70.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A1 (91-100)		
A2 (81-90)		
B1 (71-80)		
B2 (61-70)		
C1 (51-60)		
C2 (41-50)		
D1 (31-40)		
D2 (21-30)		
E1 (11-20)		
E2 (1-10)		
F1 (1-10)		
F2 (1-10)		
G1 (1-10)		
G2 (1-10)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
A1 (91-100)		
A2 (81-90)		
B1 (71-80)		
B2 (61-70)		
C1 (51-60)		
C2 (41-50)		
D1 (31-40)		
D2 (21-30)		
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E2 (1-10)		
F1 (1-10)		
F2 (1-10)		
G1 (1-10)		
G2 (1-10)		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



