



\*\*\* Guide Price £160,000 - £170,000 \*\*\*

Lease Length: 993 Years

Service Charges: £120 Per Month

Ground Rent: £225 Per Annum

Lamborn Hill are pleased to offer with no forward chain this two bedroom ground floor flat in Minster.

The property boasts two great size bedrooms, bathroom and an open plan lounge/kitchen. The kitchen also benefits from integrated appliances such as a fridge/freezer and washer/dryer. There is also allocated parking for one car. Located on a modern development in Minster, you are close to local amenities, schools and local shops. You can easily gain access to the A2490 taking you to the M2/A2 links. Thistle Hill is also on a main bus route.

## Guide Price £160,000

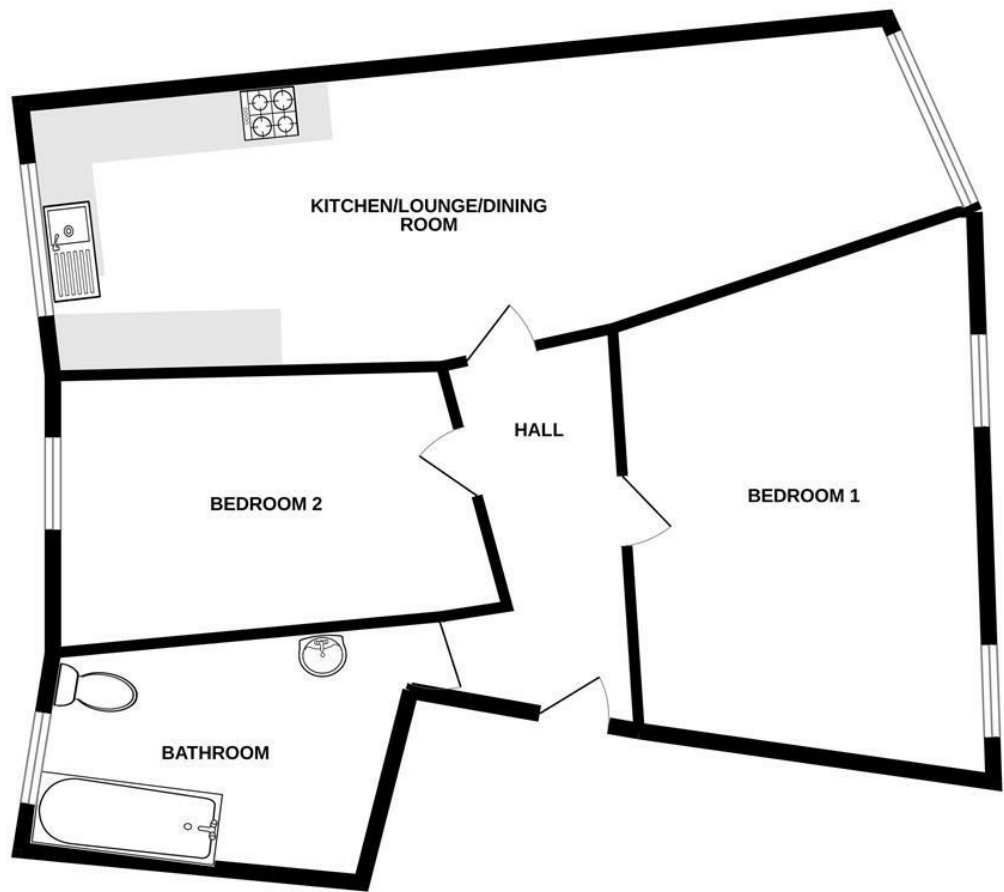
- Guide Price £160,000 - £170,000
- Ground Floor Flat
- Two Bedrooms Open Plan
- Chain Free
- Allocated Parking
- Viewing Recommended
- Well Presented
- Leasehold
- EPC Rating: B
- Council Tax Band: B







# GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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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Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.