

# Waterloo Court

Wellington Road, AL1 5NJ



WATERLOO COURT





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**£265,000**

- No Upper Chain
- One Double Bedroom
- Kitchen with Appliances
  - Re-fitted Bathroom
- Spacious Lounge/Dining Room
  - Economy 7 Heating
  - Residents Parking
- Walking Distance Of Thameslink Station
  - First Floor
  - Council Tax Band C





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Available with no upper chain comes this well maintained one double bedroom first floor property conveniently located approximately one mile from the main line railway station and within easy reach of local amenities. The accommodation comprises: entrance hall with security entry phone system, spacious lounge/dining room, fitted kitchen, double bedroom, recently re-fitted bathroom, and allocated parking at the rear.





# First Floor

Approx. 39.2 sq. metres (422.0 sq. feet)



- Entrance Hallway
- Lounge/Dining Room  
15'1" x 11'4" (4.61 x 3.47)
- Kitchen  
7'11" x 5'3" (2.43 x 1.62 )
- Bathroom  
7'11" x 4'11" (2.43 x 1.51)
- Bedroom  
11'1" x 9'10" (3.40 x 3.02)

**Leasehold**  
 964 years remaining

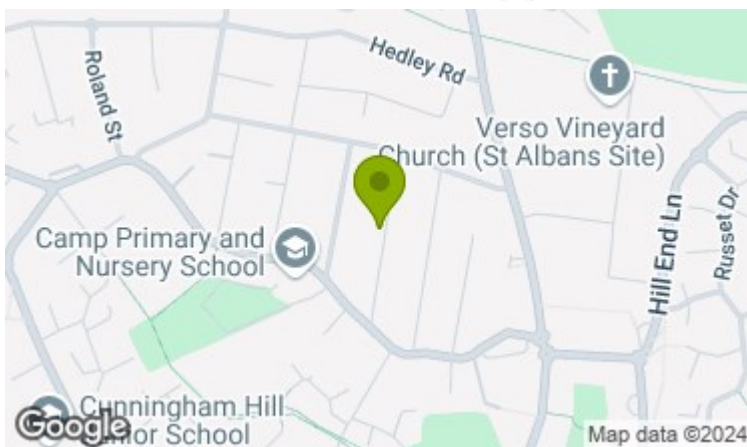
**Ground Rent**  
 n/a

**Service Charge/Maintenance Costs**  
 £1075 Per annum

**EPC Rating**  
 C

**Council Tax**  
 Band C

Total area: approx. 39.2 sq. metres (422.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 energy efficient - higher running costs			
		76	78
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			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	68
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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