

Waterloo Court

Wellington Road, AL1 5NJ



jw
&Co.

Incorporating LANGLEYS

Waterloo Court

Wellington Road, AL1 5NJ

Offers In Excess Of £245,000

- 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

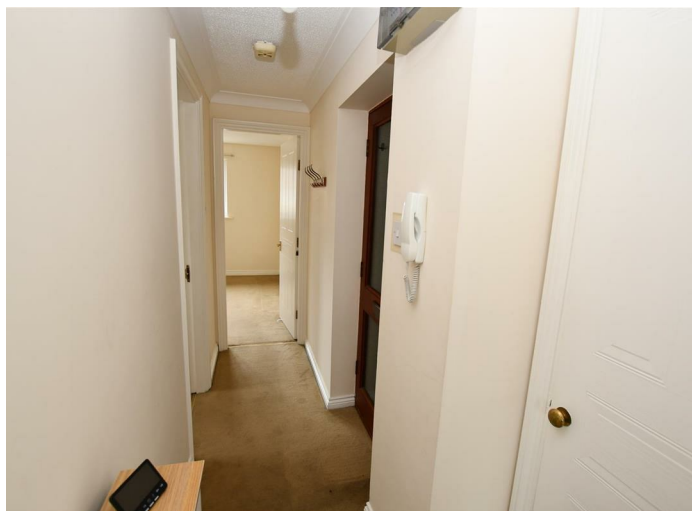




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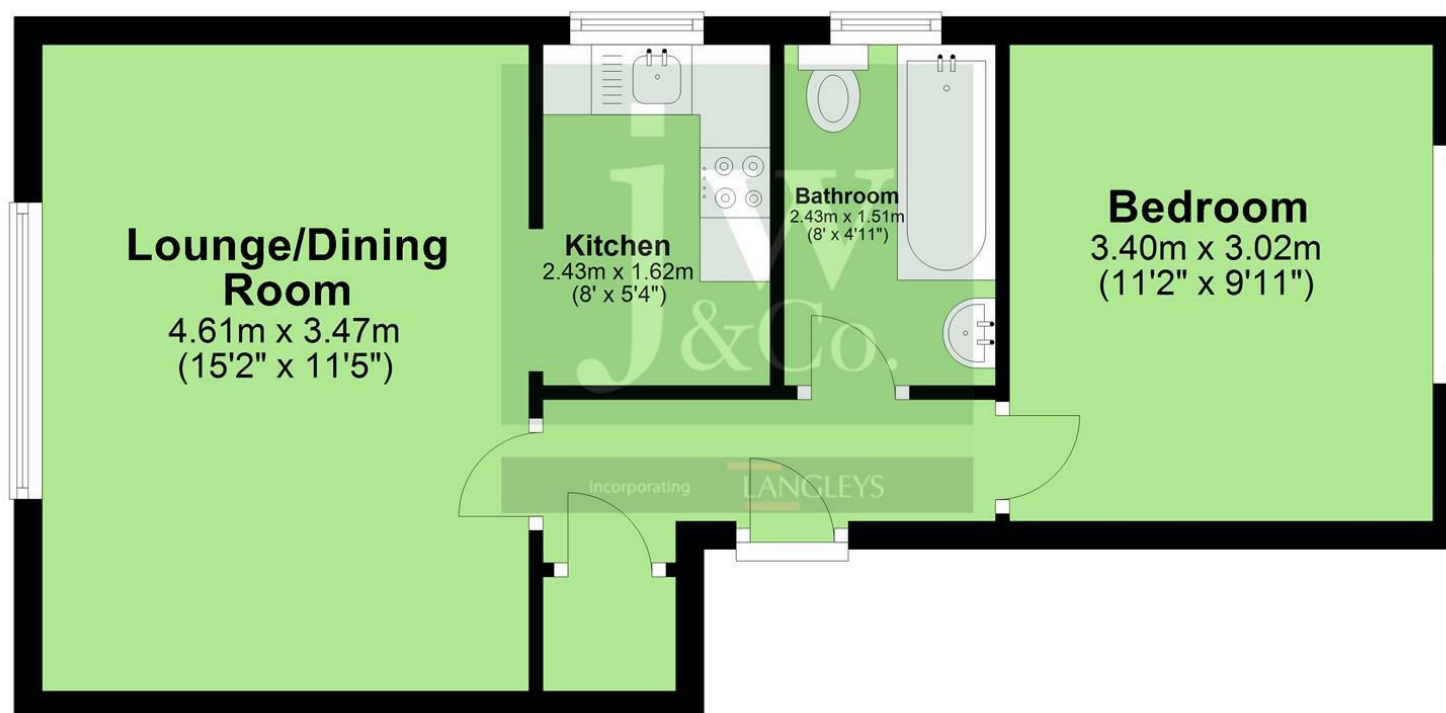
Available with no upper chain comes this well maintained one double bedroom first floor property conveniently located approximately one mile from the main line railway station and within easy reach of local amenities. The accommodation comprises: entrance hall with security entry phone system, spacious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



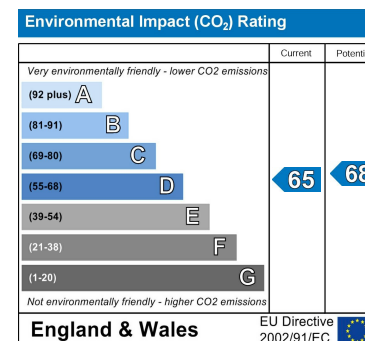
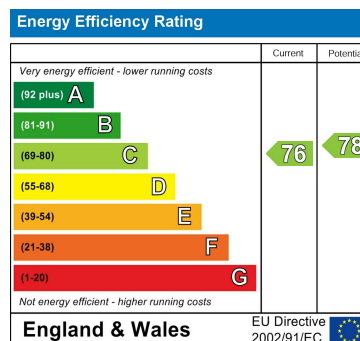
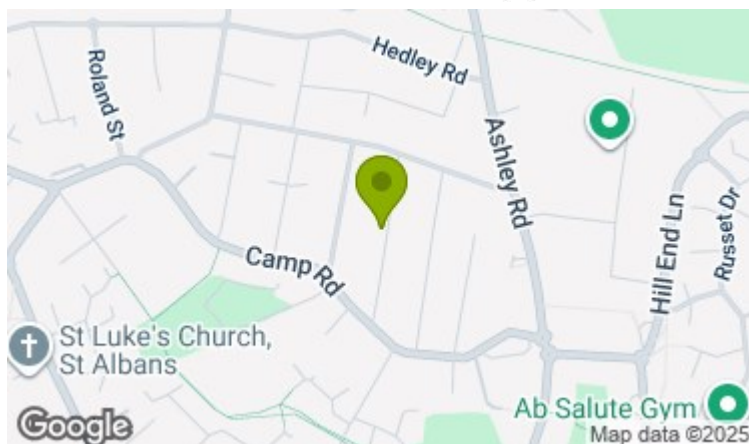


First Floor

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



Total area: 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

A.M.L Identity Verification

In line with UK Anti Money Laundering (AML) regulations, we are obligated to verify the identity of all prospective purchasers once an offer has been accepted. To carry out this process, we use a trusted third-party identity verification system. A nominal fee of £45 + vat per person applies for this service.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulations 2008 (BPRs) JW&CO have prepared these property particulars as a general guide to a broad description of the property. JW&CO as agents for the vendor or lessor and for themselves give notice that (a) these particulars are not intended to constitute part of an offer or contract (b) have not carried out a structural survey and the services, appliances and fittings have not been tested (c) all measurements, photographs, distances and floor plans referred to are given as a guide only and should not be relied upon for the purchase of fixtures and fittings (d) tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts (e) neither the vendor nor any person in the employment JW&CO has any authority to make or give any representation or warranty whatsoever in respect of the property.