

For Sale

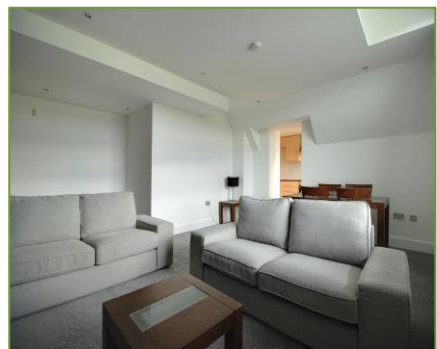
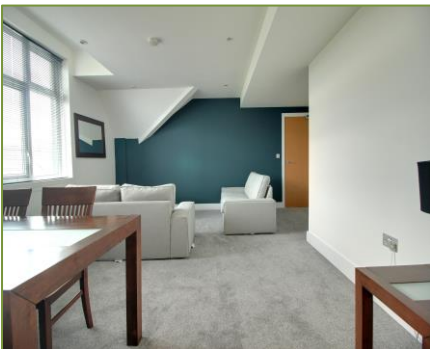


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The Ridge, 139 Foxhall Road, Forest Fields

Price: £155,000



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Information

TOP FLOOR DUPLEX APARTMENT

OVERLOOKING THE FOREST. A spacious top floor two bedroom duplex situated in this fabulous Victorian period conversion on Gregory Boulevard. Coming to market chain-free the property is presented beautifully and has a generous living room and kitchen with views across the The Forest.

Summary of accommodation

- Top Floor Duplex
- Being Sold Fully Furnished
- Modern Kitchen with Appliances Included
- EPC Rating D
- Gated Car Parking
- Ensuite Master Bedroom
- Chain Free

Description

Entrance Hallway

Steps lead up to the hall from the apartment door. Wood laminate flooring. A useful storage cupboard over the stairs. Doors lead off to Living room, Bedrooms and WC.

Living Room

Looking out over The Forest, this spacious room is freshly carpeted and decorated, and has a central heating radiator.

Kitchen/Breakfast Room

With a range of wall and floor cabinets with roll-top work-surfaces and some integrated appliances. A small occasional dining space has a Juliet balcony looking out across The Forest.

Bedroom 1

A spacious room at the rear of the building. Carpeted flooring. Central Heating Radiator. Built-in Wardrobe Storage. Ensuite bathroom leading off.

En-suite

A generous ensuite bathroom with shower over the bath. Tiled flooring. Heated Towel Rail. Extractor.

Shower & WC

Part tiled walls. Corner shower unit. Window to front elevation. Sink and WC. Tiled Flooring. Heated Towel Rail

Spacesaver Staircase

A compact 'Spacesaver' staircase provides an ingenious if however steep entrance to the upper floor bedroom.

Bedroom 2

Set in the eaves of the building and flooded with light from large velux rooflights this double room has sloping ceilings, a small amount of storage space, carpeted flooring and central heating radiator.

Additional Information

The property is subject to a 150 year lease starting in 2008. Annual Ground Rent is £200, and service charge is £2260 per annum.

Disclaimer

These details are produced in good faith with the approval of the vendor/s and are given as a guide only. We have not tested any appliances or systems at this property and cannot verify them to be in working order. These details, descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy, this cannot be guaranteed. Nothing herein contained shall be a warranty or condition and neither the vendor/s or ourselves will be liable to the purchaser in respect of any misrepresentations made at or before the date hereof by the vendor/s, agents or otherwise.

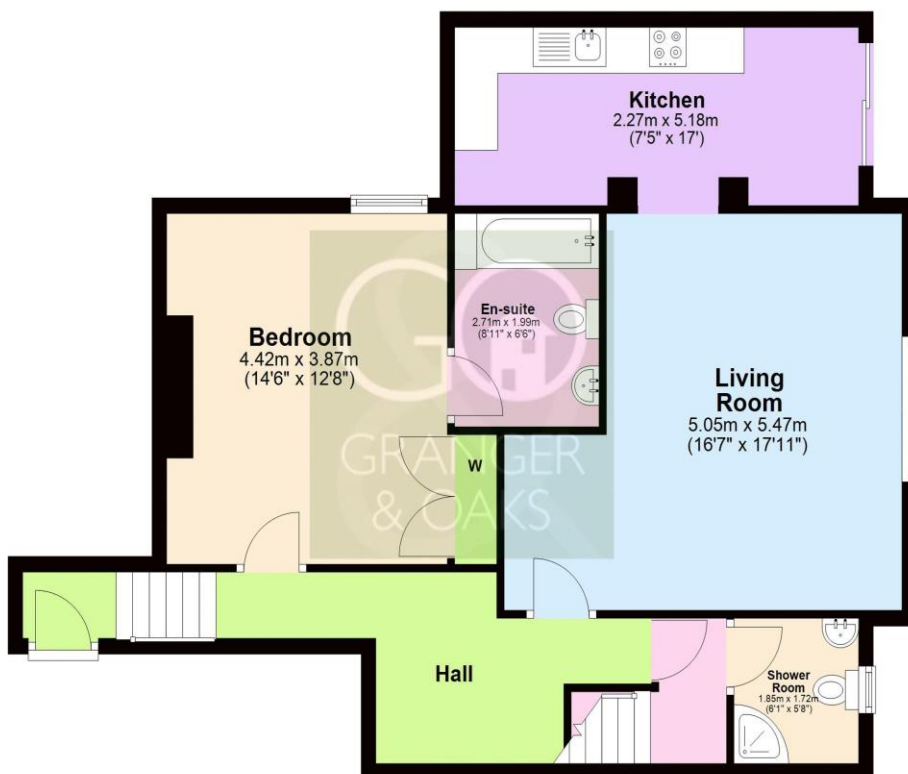
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Ground Floor

Approx. 78.9 sq. metres (848.9 sq. feet)



First Floor

Approx. 20.6 sq. metres (221.6 sq. feet)



Total area: approx. 99.5 sq. metres (1070.5 sq. feet)

