

## Lymington Road, TQ1 4AU

Guide Price £100,000

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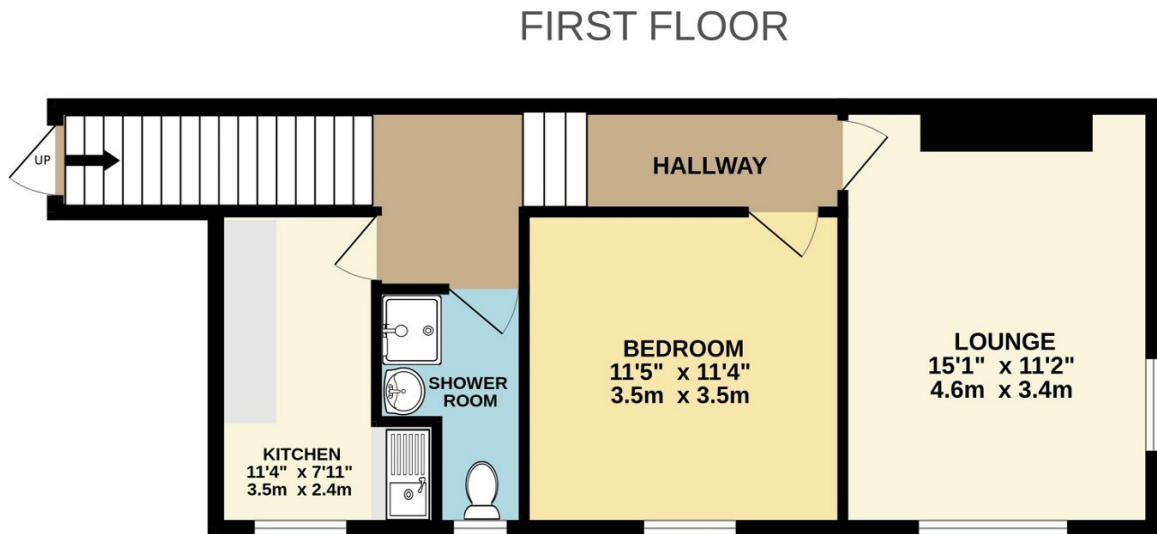
This first floor apartment is accessed from the rear of the property with its own private entrance. Stair lead up to the apartment which comprises of a spacious, light lounge with a window to the front and side. The bedroom is a good sized double room with outlook to the front. Next, the shower room comes complete with a shower, hand wash basin and a low level wc. Lastly, the kitchen is fitted with wall, base and drawer units, a sink with drainer, plumbing for automatic washing machine and space for fridge/freezer as well as space for a cooker.



**SERVICES & REFERRAL FEES:** Gargan & Hart Estate Agents refer buyers and vendor clients to **Mr Mortgages**. Should you decide to use this service, we will receive a fee based on 30% of the fee that Mr Mortgages earns from the lender/insurance provider. Our average fee earned would typically be £230. We may also provide a conveyancing quotation via **Simply Conveyancing**. Should you decide to use this service we will receive a fee of £200 on legal completion of your sale and/or £200 on legal completion of your purchase. In addition, the referring staff member will receive a £10 shopping voucher upon instruction of your sale and/or a £10 shopping voucher upon instruction of your purchase. We may also provide buyers and vendor clients with sets of searches (local search, water & drainage and environmental) via **Index Property information**. Should you decide to instruct Index Property Information we will receive a fee of £52 (inclusive of vat).

## Key Features

- First Floor Flat
- Ideal Location
- Double Bedroom
- Converted End of Terrace Property
- Council Tax - A
- NO ONWARD CHAIN
- Perfect Investment or First-Time Buy
- Share of Freehold
- Service Charge - approx £500pa
- EPC - D



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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