

- Ground Floor Apartment
- Private Parking
- No Onward Chain
- EPC - C

- Two Bedrooms
- Walking Distance To City Centre
- Modern Condition

This wonderful two bedroom ground floor apartment with secluded outlook is well proportioned and offered with no onward chain.

Located within this popular development, the property is ideally positioned for access to the city centre, varied commuter links and local amenities including those Vanguarde retail centre has to offer.

The accommodation includes a good sized reception room opening through to a modern fitted kitchen with integrated appliances. There are two double bedrooms with fitted wardrobes to the master bedroom and bathroom.

The property also benefits from allocated parking; early viewing recommended.

Leasehold

Length of lease - 125 years from 1 January 2007

Ground rent - £198.04 PA

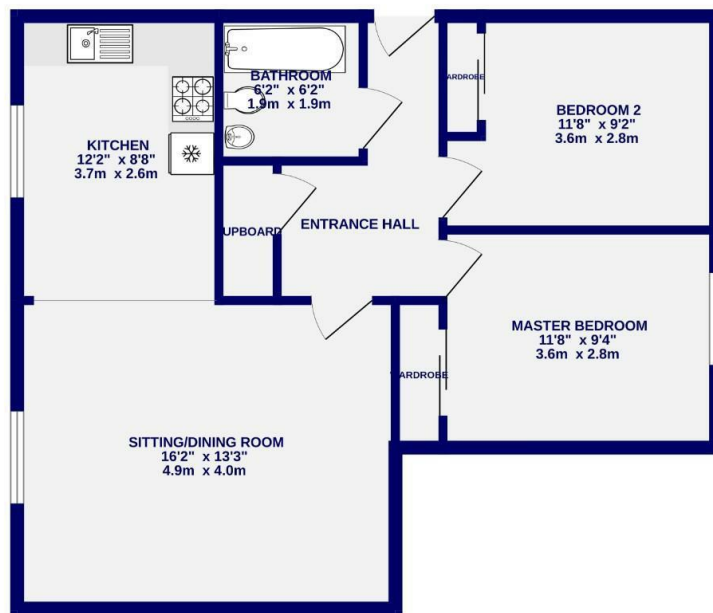
Ground rent review period - N/A

Service charge - £1,408.04 PA

Council Tax Band - B



GROUND FLOOR  
665 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA: 665 sq.ft. (61.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description, measurements of rooms and any other parts are approximate. It is advised that prospective purchasers should verify the overall floor area and not rely solely on the floor plan for any other purpose. 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.  
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