



- First Floor Apartments
- Allocated Parking
- Two Bedrooms
- Secure Entrance

- No Chain
- Walking Distance to City Centre
- Large Open Plan Living/Kitchen
- EPC - C

An ideal opportunity for the first time buyer or investor to acquire this superb first floor two bedroom apartment, situated in this sought after and convenient location within easy walking distance of the city centre with allocated parking.

The accommodation has a large entrance hall, a double bedroom and single bedroom, three piece bathroom and a large kitchen/Living room with two Juliette balconies overlooking the park to the front. With allocated parking and offered without an onward chain, this is a rare opportunity at such a realistic price.

Leasehold

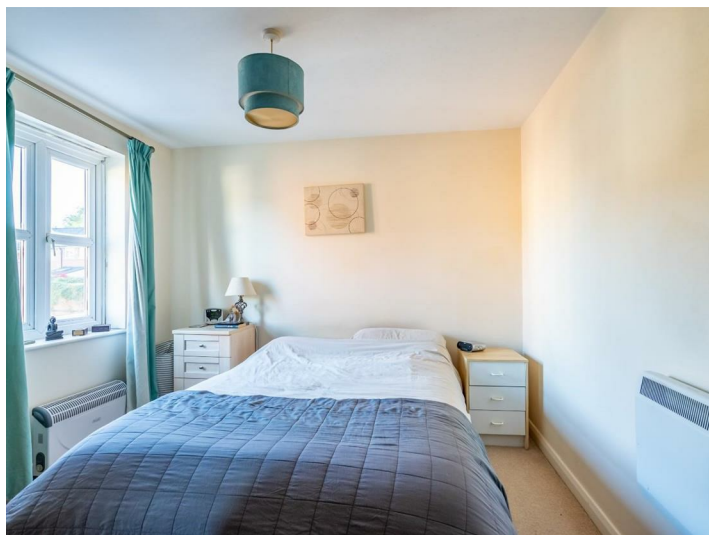
Length of lease - 106 years remaining

Ground rent £226.82 per annum

Ground rent review period- We understand ground rent to be reviewed in 2031

Service charge £1416 per annum

Council Tax Band - B



TOTAL FLOOR AREA: 529 sq.ft. (49.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. It is advised that the purchaser will verify the accuracy of the floor area and no responsibility is taken for any errors, omissions or mis-statements. 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 is given as to their operability. Made with Metrepx 02524

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