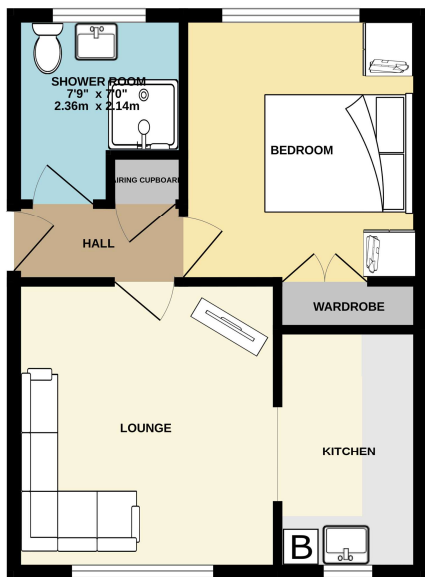


FIRST FLOOR APARTMENT

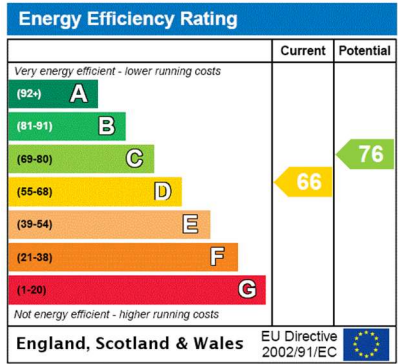


REDBROOK COURT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, room dimensions and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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Situated within 0.5 mile of C2C station is this beautifully presented first floor apartment with 125 year lease (from 2016) in the popular village of Linford and offered with No Onward Chain! EPC D.

Communal  
Communal stairs to first floor landing.

Entrance Hall:  
Radiator. Wood laminate flooring. Doors to lounge, bedroom and shower room.

Lounge: 12' x 10'11" (3.66m x 3.33m)  
Double glazed window to rear. Radiator. Wood laminate flooring. A lovely bright room with open access to:

Kitchen: 10' x 5'11" (3.05m x 1.8m)  
Double glazed window to rear. Wood laminate flooring. A range of base and eye level units with work surfaces including stainless steel single drainer unit with mixer tap. Integrated electric fan oven and 4 ring electric hob. Space for washing machine.

Bedroom: 11' (3.35) + built in wardrobes x 9'10" (3)  
Double glazed window to front. Radiator. Wood laminate flooring. With built-in wardrobes.

Shower Room: 7' x 7'9" max (2.13m x 2.36m max)  
Double glazed window to front. Heated towel rail radiator. Ceramic tiled flooring. Three piece suite comprising: low flush wc pedestal wash hand basin and walk-in shower.

Communal Garden:  
There is a lawned communal garden.

Parking:  
Communal parking is provided.

Lease Term:  
We understand the property has a 125 year lease from 2016 with ground rent of £50.00 twice yearly and service charge of £377 per quarter and buildings insurance contribution of £300 per annum.

Council Tax Band:  
B.

EPC:  
D.

