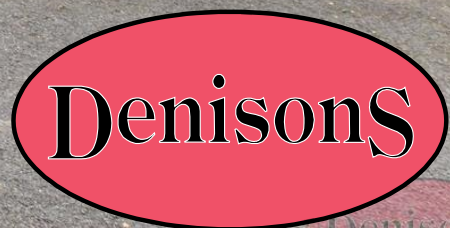




2, Glendale Court



2, Glendale Court

Glendale Close, BH23 2RB

£200,000 Guide Price

Guide Price £200,000 - £215,000. Situated in a sought-after development within a quiet residential area, this spacious first-floor flat offers private and comfortable living in a desirable location. The property features two double bedrooms with built-in wardrobes, a bright and airy lounge with sliding doors opening onto a private balcony, a shower room with separate W/C, and a well-equipped kitchen/breakfast room. Set within beautifully maintained communal grounds, the flat enjoys a high level of privacy and benefits from parking to the rear along with a garage in a nearby block. Located within walking distance of local shops, a bakery, café, and vets, and close to St Catherine's Hill and scenic river walks, this home is offered with no forward chain. This property would make an ideal home for a range of buyers, including first-time buyers, downsizers, or those looking for a peaceful yet convenient location. Ground rent is £1994 per annum payable quarterly. 976 Years Left On The Lease. Pets Allowed Subject To Approval.



Bedroom One 12' 1" x 11' 9" (3.68m x 3.58m)

Bedroom Two 10' 7" x 8' 10" (3.22m x 2.69m)

Bathroom 7' 8" x 5' 6" (2.34m x 1.68m)

WC 5' 4" x 2' 9" (1.62m x 0.84m)

Lounge 15' 3" x 11' 11" (4.64m x 3.63m)

Kitchen 10' 10" x 9' 10" (3.30m x 2.99m)

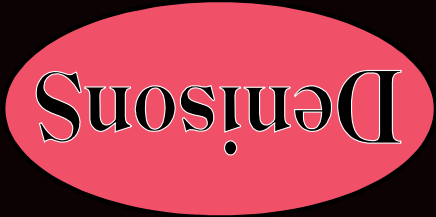
Balcony

Garage

Parking

Communal Garden





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	79 C
39-54	E		
21-38	F		
1-20	G		

