



**£185,000** Leasehold

NO FORWARD CHAIN! We are delighted to welcome to the sales market this immaculate two double bedroom apartment situated in the quiet cul-de-sac of The Fairways, Farlington. The well presented accommodation comprises; entrance hall, spacious openplan kitchen/lounge, two double bedrooms and a modern bathroom suite. The property is located a short distance from local shops, schools, bus routes, motorway links and many other amenities. Additional benefits include an allocated parking space, gas central heating and double glazing. A viewing is highly recommended and can be arranged via Jeffries and Dibbens today. Please note that the owner is currently in the process of extending the lease, please ask for further details.



**ENTRANCE HALL**

24' 3" x 4' 1" (7.39m x 1.24m)

**KITCHEN/LOUNGE**

21' 6" x 10' 7" (6.55m x 3.23m)

**BEDROOM ONE**

12' 0" x 9' 5" (3.66m x 2.87m)

**BEDROOM TWO**

12' 0" x 8' 9" (3.66m x 2.67m)

**BATHROOM**

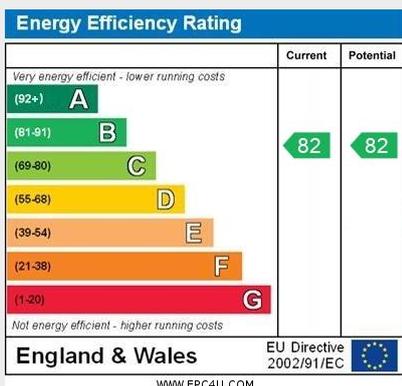
8' 0" x 5' 5" (2.44m x 1.65m)

**PARKING**

One allocated space.

**LEASE INFORMATION**

Please note that the seller is currently in the process of extending the lease. Please ask for further details.





# LEASE INFORMATION:



As of 14/08/2024, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold

**Landlord/Managing Agent:** Vivid

**Balance of Lease:** 82 years as of 14/08/2024 but being extended to 999 (ask for further details)

**Ground Rent Charges:** £150 per annum

Ground Rent Review Period: Yearly

**Maintenance/Service Charges:** £2,160

**Maintenance /Service Charges Review Period:** Yearly

**Building Insurance:** Included in maintenance charges.

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.



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