62 Kyoto Court, Bognor Regis, West Sussex, PO21 2UL
£190,000
Leasehold

FARNDELL ESTATE AGENTS







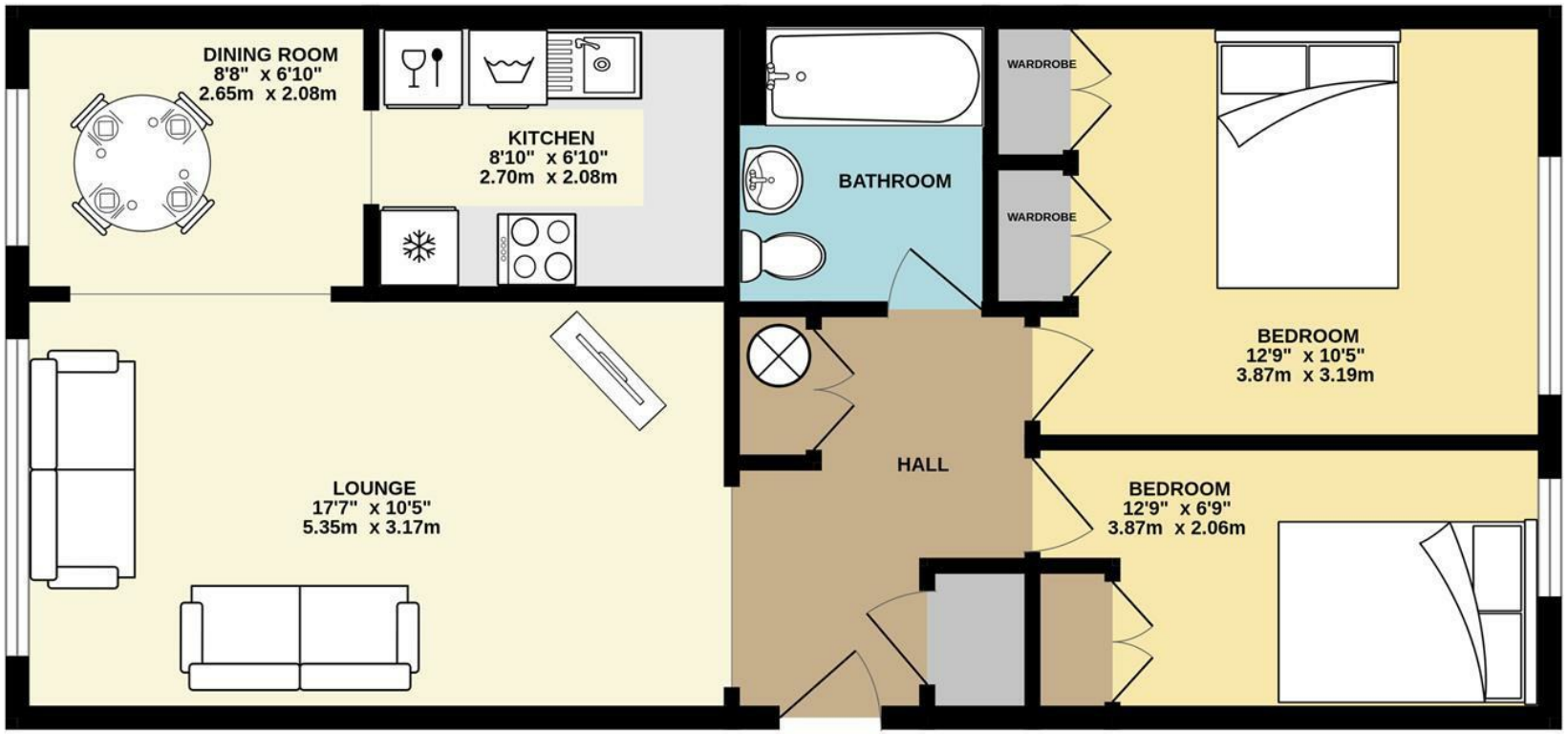








1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq.ft. (60.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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- First Floor Purpose-Built Apartment in excellent condition
- Large Lounge leading to Dining Area
- Modern Kitchen
- 2 Double Bedrooms with wardrobes
- Modern Bathroom
- uPVC Double Glazing and Electric Panel Heaters
- Garage in Compound
- Communal Gardens
- NO FORWARD CHAIN
- Lease to be extended as part of the sale with an additional 90 years being added (157 in total)



The following information has been provided by the seller. We would advise that you ask your solicitor to verify this information during the course of your purchase:

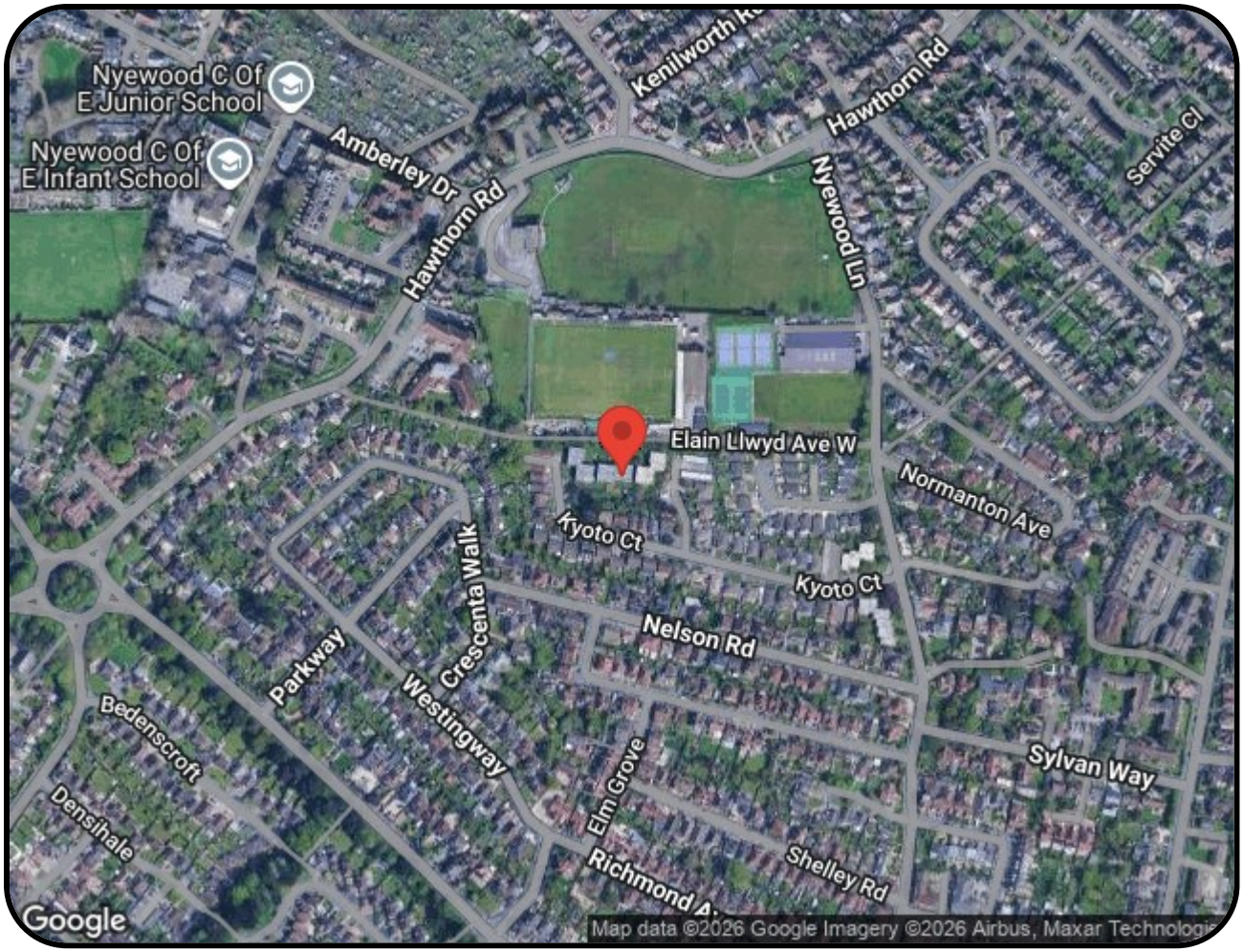
<u>Length of Lease</u>
99 years from 1st January 1994 - 67 years remaining. PLEASE NOTE that the lease will be extended as part of the sale to 157 years

<u>Annual Service Charge</u>
£2,784 per including Buildings' Insurance

<u>Annual Ground Rent</u>
£150 per year







PLEASE NOTE: All dimensions are approximate and are quoted for guidance only. Floor plans are provided as a general guide and are not drawn to scale. The position of windows, doors and fittings may vary from those shown. References to appliances and/or services do not imply that they are in working order or fit for purpose.

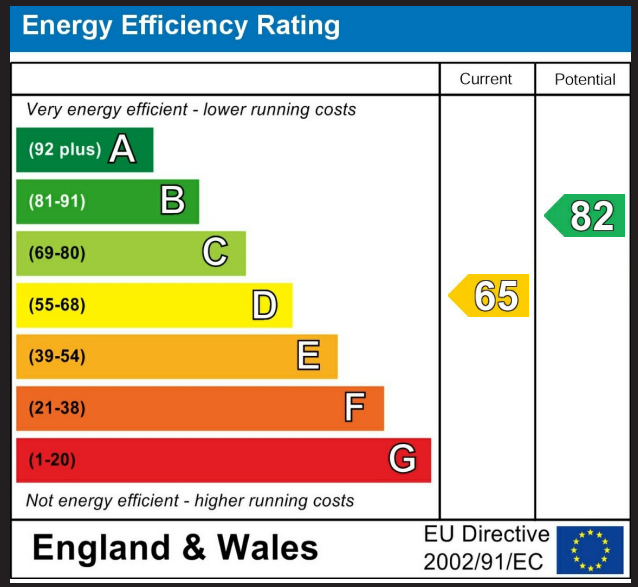
Prospective purchasers should ask their solicitor to confirm the freehold/leasehold status, fixtures and fittings, and any relevant planning permissions or building regulations approvals relating to extensions or alterations.

ANTI-MONEY LAUNDERING: In accordance with applicable Anti-Money Laundering legislation, we are required to undertake identity and Customer Due Diligence checks on parties involved in an agreed purchase. A fee of **£50 plus VAT (£60 including VAT) per property** is payable for these checks once a purchase has been agreed.

These particulars do not constitute, nor form part of, an offer or contract, nor may they be regarded as representations.

FARNDELL ESTATE AGENTS

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Council Tax Band B