



Cullens Mews, Lysons Road

£125,000


MARTIN&CO

Cullens Mews, Lysons Road

Flat

1 Bedrooms, 1 Bathroom

£125,000

Date Available:

Deposit:
null

- Desirable Ground Floor Flat
- Spacious Reception Room
- Allocated Parking
- Share of Freehold
- Great Location

Charming ground floor flat in the desirable Cullens Mews, offering a spacious reception room, well-proportioned bedroom, modern bathroom and the added benefit of allocated parking. Ideally located for local amenities, shops and transport links, this property is offered with a share of freehold and no ground rent, making it an excellent opportunity for first-time buyers, downsizers or investors.



Welcome to this charming ground floor flat located in the desirable Cullens Mews on Lysons Road. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a cosy home.

Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat features one well-proportioned bedroom, ensuring a peaceful retreat at the end of the day. The bathroom is thoughtfully designed, offering all the necessary amenities for your daily routines.

One of the standout features of this property is the allocated parking space, providing you with the convenience of having your own designated area for your vehicle. This is a rare find in such a sought-after location, making your life just a little easier.

Cullens Mews is situated in a quiet yet accessible area, allowing for easy access to local amenities, shops, and transport links. Whether you are commuting to work or exploring the local surroundings, you will find everything you need within reach.

This flat is not just a place to live; it is a wonderful opportunity to create a home that suits your lifestyle. With its spacious layout and prime location, this property is sure to attract interest. Do not miss the chance to make this lovely flat your own.

Tenure: Share of Freehold
Remaining lease length: 999 years
Ground rent: £0
Service Charge: £1757.67
Council Tax: B
EPC: E53

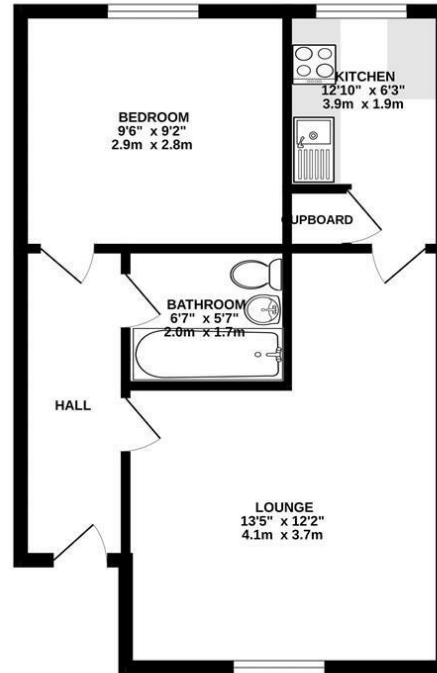
NOTE: The photos were taken pre tenancy and will be updated asap



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	78

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	57 63

GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



1 BEDROOM/1 BATHROOM

TOTAL FLOOR AREA: 439 sq.ft. (40.8 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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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.