



Good Choice Property Sales are proud to offer for sale this well presented, top floor (2nd floor) apartment situated in the popular area of Wootton Fields, near to schools, parks, amenities and major road links.

Accommodation includes secure entry, communal hall/stairs, entrance hall and inner hall, kitchen, lounge diner, two bedrooms and bathroom with double glazing, gas radiator heating, loft storage and allocated parking space. (B/51m2/-)

Key Features:

- TOP FLOOR (2nd floor)
- WELL PRESENTED
- KITCHEN WITH BREAKFAST BAR
- LOUNGE DINER WITH VIEWS
- TWO BEDROOMS
- BATHROOM
- ENTRANCE HALL & INNER HALL
- LOFT STORAGE
- ALLOCATED PARKING SPACE
- COUNCIL TAX BAND B
- APPROX 130 YEARS REMAINING ON LEASE
- NEAR TO SCHOOLS, PARKS, AMENITIES AND MAJOR ROAD LINKS



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For more property information please see the 'Property Description' page on the Rightmove advert.



Communal Entrance

Secure telephone entry system, post box and stairs leading to the first/second floors.

Entrance Hall

Entered via front door, radiator, consumer unit and door to the inner hall.

Inner Hall

Carpet, radiator, telephone entry system, loft access (boarded, ladder & light) and doors to:



Kitchen Breakfast Room 2.67m x 2.64m

Tiled flooring, base and wall units, oak worktops, composite sink and drainer, breakfast bar, radiator, fitted electric oven, microwave, gas hob, extractor and fridge, tiling to water sensitive areas and double glazed (south facing) window to the front.

Lounge Diner

4.6m x 3.4m (15'1 x 11'2)

Carpet, radiator x 2, two double glazed (south facing) windows to the front, TV point and gas fire.



Bathroom

2.7m x 1.564m (8'10 x 5'1)

Vinyl flooring, bath with shower over, mounted wash basin with storage under, dual flush WC, radiator, double glazed window to the rear, tiling to water sensitive areas and extractor.

Bedroom 1

2.7m x 3.5m (8'10 x 11'6)

Carpet, double glazed window to the rear and radiator.

Bedroom 2

2.9m x 2.34m (9'6 x 7'8)

Carpet, double glazed window to the rear and radiator.



Car Park

Allocated parking for one car



The graph shows this property's current and potential energy rating.

Agent's Notes

Lease terms: 150 years from 2006 (approx 130 years remaining)

Ground Rent: £167.84 per annum (£83.92 paid 6 monthly)

Service Charges: £1,608.48 per annum (approx £134 per month)

Council Tax Band B

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Disclaimer: These property details were prepared in accordance with Consumer Protection Regulations and approved by the sellers. For further property info regarding restrictions/rights of way/easements/covenants please see the property description on the Rightmove listing. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent may also refer mortgage advice for which they receive a commission of 25% of the broker's fee.