



196D Fairview Avenue

Wigmore, ME8 0QE

Guide price £160,000



PRICE GUIDE £160,000 to £170,000. A well presented light and airy top floor flat, located within an attractive purpose designed apartment building. Boasting well maintained communal areas, a double bedroom, modern bathroom, practical sized kitchen and lovely sized lounge/diner. The unique selling point is the enviable Wigmore location, with numerous local shops — including a bakery and newsagent — just a stone's throw away. You're also moments from the ever popular Wigmore Park and convenient bus stops, making everyday living effortlessly easy. Externally and to the rear there is an allocated parking space for 1 car. The vendor advises the remaining lease is 82 years, service charge £115 per month and ground rent £75 per annum (all to be verified by your solicitor). Offered with NO CHAIN, an ideal first time buy or buy to let!



Communal Door

Stairs to First Floor

Entrance Door Into Flat

Hallway

Kitchen

12'9 x 6'11 max (3.89m x 2.11m max)

Bedroom

12'11 x 9'7 max (3.94m x 2.92m max)

Bathroom

5'8 x 5'7 (1.73m x 1.70m)

Lounge/Diner

16'10 x 13'10 max (5.13m x 4.22m max)

Parking Space

Important Notice -

Pollard Estates, their clients and any joint agents state that these particulars are for guidance only and do not form part of any offer or contract.

No representation or warranty is given, and no employee has authority to do so.

Measurements, photographs and plans are approximate and for illustrative purposes only.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Services, appliances and systems have not been tested. Buyers must satisfy themselves by inspection or other means.

Tenure, ground rent, service charges and other leasehold details are provided by the seller and must be verified by a solicitor.

Any changes to charges or terms should be confirmed independently.

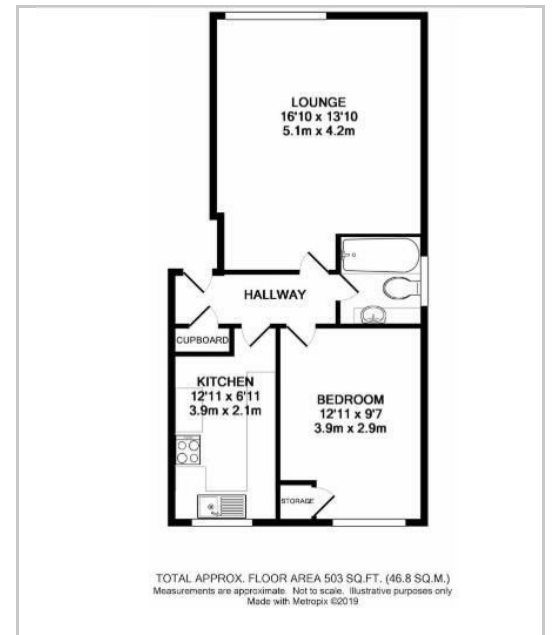
Purchasers will be required to provide identification under current Money Laundering Regulations before an offer can be accepted.

Personal data supplied during the enquiry or offer process will be handled in accordance with our privacy policy.

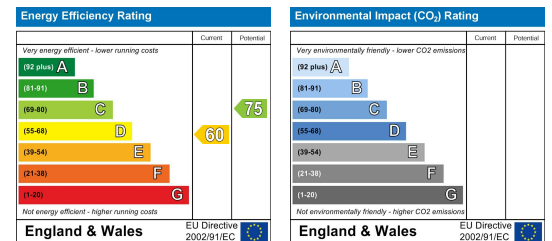
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.