





**\*\*NO CHAIN\*\*** We are delighted to present a beautiful and modern ground floor apartment through ABODE, featuring the added advantage of an allocated parking space. Inside, the property boasts an open-plan kitchen, dining, and living room area, complete with a stainless steel single oven, gas hob, splashback, and chimney hood in the kitchen section. Additionally, there is a separate utility/laundry room that provides extra space. The main bathroom includes a separate shower cubicle, while both bedrooms are of generous size, with the master bedroom featuring fitted wardrobes. To arrange a viewing, please contact ABODE at 01283 845888.



The property currently being let and there is a tenant in situ.

## DESCRIPTION

ABODE are pleased to offer a stunning and contemporary ground floor apartment which benefits from an allocated parking space. Internally the property incorporates an open plan kitchen/dining/living room with the kitchen area including stainless steel single oven, gas hob, splashback & chimney hood, separate utility/laundry room giving extra space, main bathroom includes separate shower cubicle, two good sized bedrooms and fitted wardrobes to the master bedroom. Call ABODE to view on 01283 845888.

## Share of Freehold

According to our information, the residents are members of the management company and collectively possess a portion of the freehold. Upon purchase, the new owners will inherit a share of the freehold, along with a lease of 993 years. Additionally, there is a monthly service charge amounting to £55.00. To confirm these details, it is advisable for prospective buyers to consult with their solicitor.











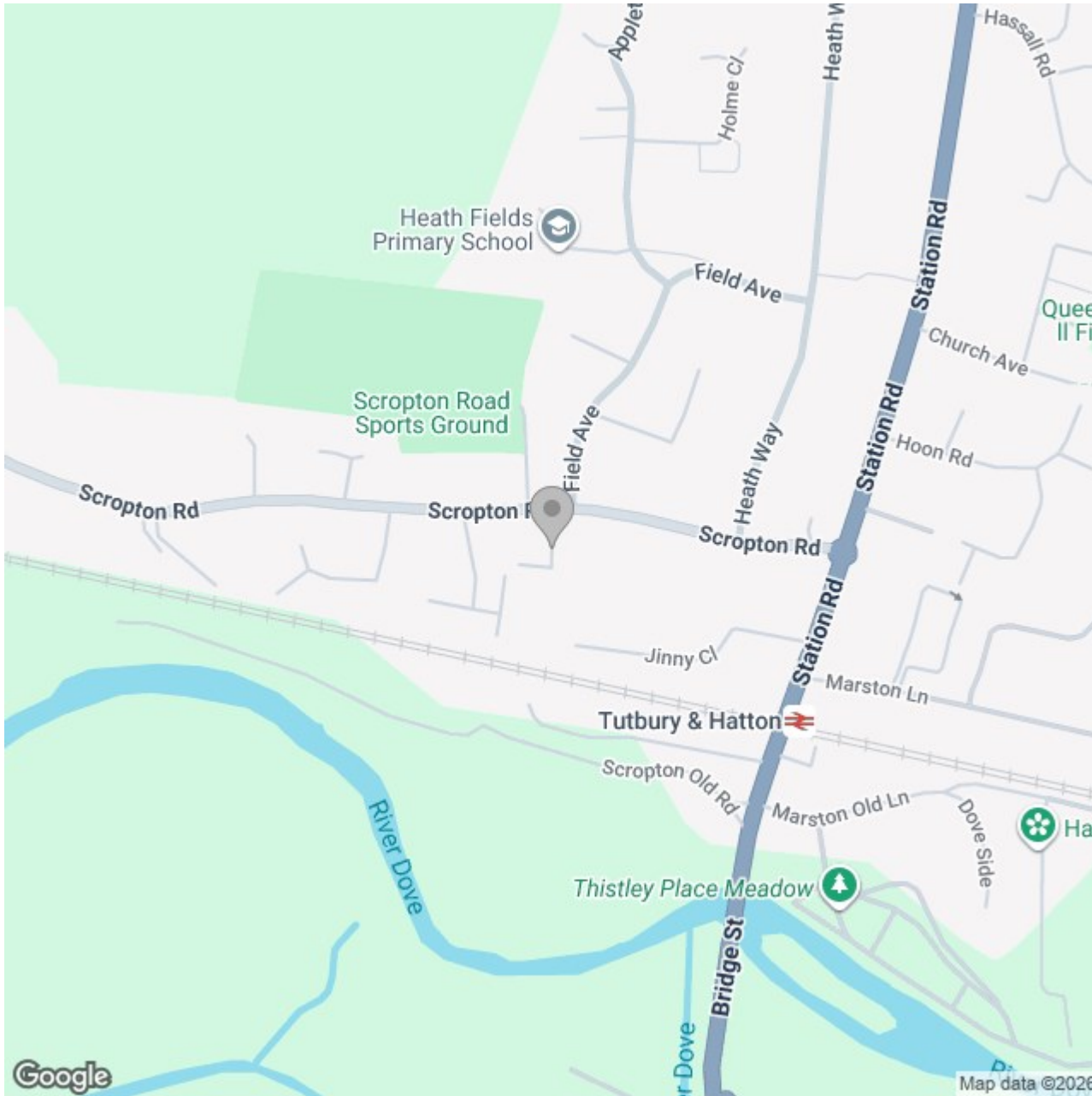












## Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            | <b>83</b>                                                                                                     | <b>83</b> |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |