

PRICE
£160,000

Leasehold



**A 2 BED GROUND FLOOR FLAT SITUATED
CLOSE TO LOCAL AMENITIES, SCHOOLS AND
PARKLAND. NO ONWARD CHAIN!**

**Thistle Hill Way, Minster
ME12 3TX**





GROUND FLOOR



THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY. IT IS NOT A CONTRACT. THE SELLER 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. REFERENCES TO THE TENURE OF A PROPERTY ARE BASED ON INFORMATION SUPPLIED BY THE SELLER. RULE AND RULE HAVE NOT HAD SIGHT OF THE TITLE DOCUMENTS. A BUYER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR. YOU ARE ADVISED TO CHECK THE AVAILABILITY OF THIS PROPERTY BEFORE TRAVELLING ANY DISTANCE TO VIEW. WE HAVE TAKEN EVERY PRECAUTION TO ENSURE THAT THESE DETAILS ARE ACCURATE AND NOT MISLEADING. IF THERE IS ANY POINT WHICH IS OF PARTICULAR IMPORTANCE TO YOU, PLEASE CONTACT US AND WE WILL PROVIDE ANY INFORMATION YOU REQUIRE. THIS IS ADVISABLE, PARTICULARLY IF YOU INTEND TO TRAVEL SOME DISTANCE TO VIEW THE PROPERTY. THE MENTION OF ANY APPLIANCES AND SERVICES WITHIN THESE DETAILS DOES NOT IMPLY THAT THEY ARE IN FULL AND EFFICIENT WORKING ORDER. THESE PARTICULARS ARE IN DRAFT FORM AWAITING VENDORS CONFIRMATION OF THEIR ACCURACY. THESE DETAILS MUST THEREFORE BE TAKEN AS A GUIDE ONLY AND APPROVED DETAILS SHOULD BE REQUESTED FROM THE AGENTS. COVENANTS MAY APPLY TO THIS PROPERTY.

AWAITING EPC

Rule & Rule are pleased to offer this 2 Bedroom apartment for sale on the very popular Thistle Hill development in Minster. These properties make excellent investments or first time buys. This ground floor flat benefits from an entry phone system, 2 good sized bedrooms with an en-suite to the master bedroom and a modern white bathroom suite. The living area consists of a living and dining area with a kitchen adjoining with built in appliances. The property has one allocated parking space and is within walking distance to the local community centre, new primary school, Minster hospital and plenty of parks making this a perfect starter home or investment alike.

987 years on lease. Ground Rent £225
Service Charge £1788 to be verified by your solicitor.

**Please call office for more info on these fees.
Please contact Rule & Rule and ask for Mark or Shannon on 01795 662604**

MONEY LAUNDERING REGULATIONS 2007: Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. **THE PROPERTY MISDESCRIPTIONS ACT 1991** - Rule and Rule 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. References to the Tenure of a Property are based on information supplied by the Seller. Rule and Rule have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents. Covenants may apply to this property.