







Venables Court, Venables Way

Asking Price £64,950

MARTIN&CO



Venables Court, Venables Way

Apartment

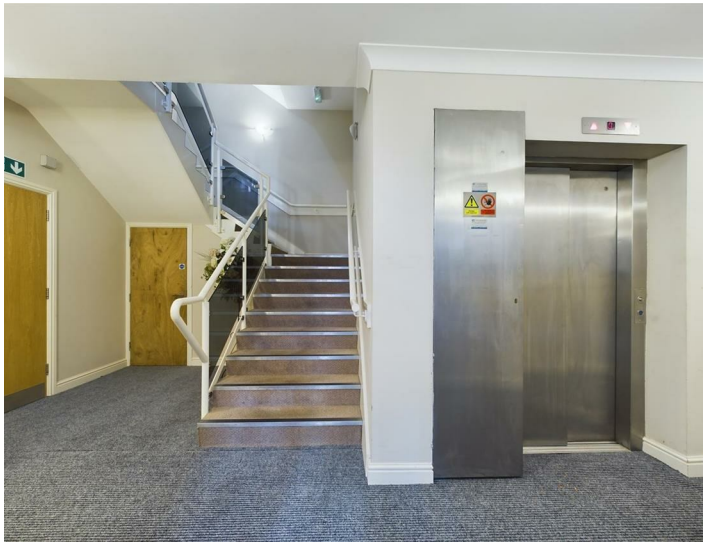
1 Bedrooms, 1 Bathroom

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- Over 55's Apartment
- Fully fitted kitchen with integrated applicances
- Off Road Parking
- Lift access to all floors
- Electric Heating
- No Onward Chain
- EPC D
- council Tax B







One bedroom second floor apartment located within a popular Over 55's development in an excellent location having a number of amenities close by. Benefiting from a secured entrance, communal areas, disabled access plus a lift. Electric heating and off road parking. NO ONWARD CHAIN.

Within walking distance to the Carlton Centre shopping precinct, this property is ideally situated for both amenities and public transport in and out of the city.

Service charge approx. £33.50 per week, with only £1 annual ground rent.

EPC Rating - C
Council Tax Band - B
Tenure - Leasehold

Entrance Hall
3'6" x 12'4"
Carpet flooring, ceiling and wall lighting, radiator, intercom entrance phone and access to the loft. Storage cupboard houses the unvented hot cylinder, Drayton controls and the mains consumer unit.

Bathroom
7'7" x 5'6"
Three piece suite comprising of a low level WC, pedestal wash basin and panel bath with mains thermostatic shower. carpet flooring, heated towel rail, ceiling lighting and extractor.

Bedroom
11'5" x 16'4"
PVC window, carpet flooring, radiator, ceiling and wall lighting.

Kitchen
7'6" x 6'0"
Range of modern matching fitted units at base and eye level comprising of cupboards and drawers with roll top surfaces and complimentary splash back tiling with inset stainless steel sink and drainer. Incorporating a range of integrated appliances to include a fridge freezer, washer dryer, slimline dishwasher, electric oven and hob with extractor fan over. PVC double glazed windows to the rear and side aspects, radiator, carpet floor and ceiling lighting.

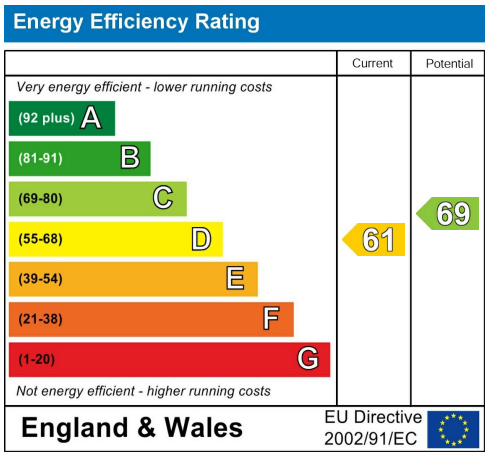
Living Room / Diner
19'1" x 17'0"
Carpet flooring, PVC double glazed window, radiator, ceiling and wall lights and electric fire with surround and mantle.

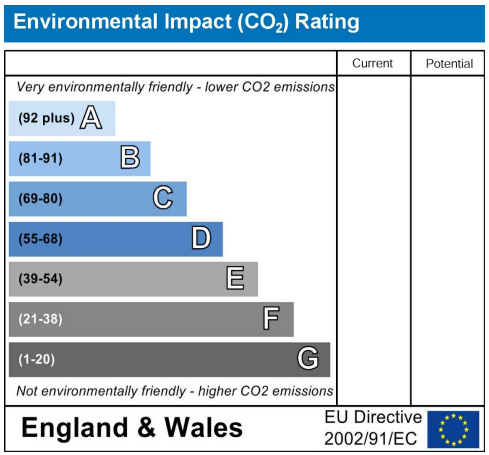
Leasehold Information
Lease Remaining - 125 Years from 1st July 2006 (107 remaining)
Peppercorn Ground Rent - £1 per annum
Service Charges Approximately - £1717.32 per annum, payable in quartley. £33.50 per week.

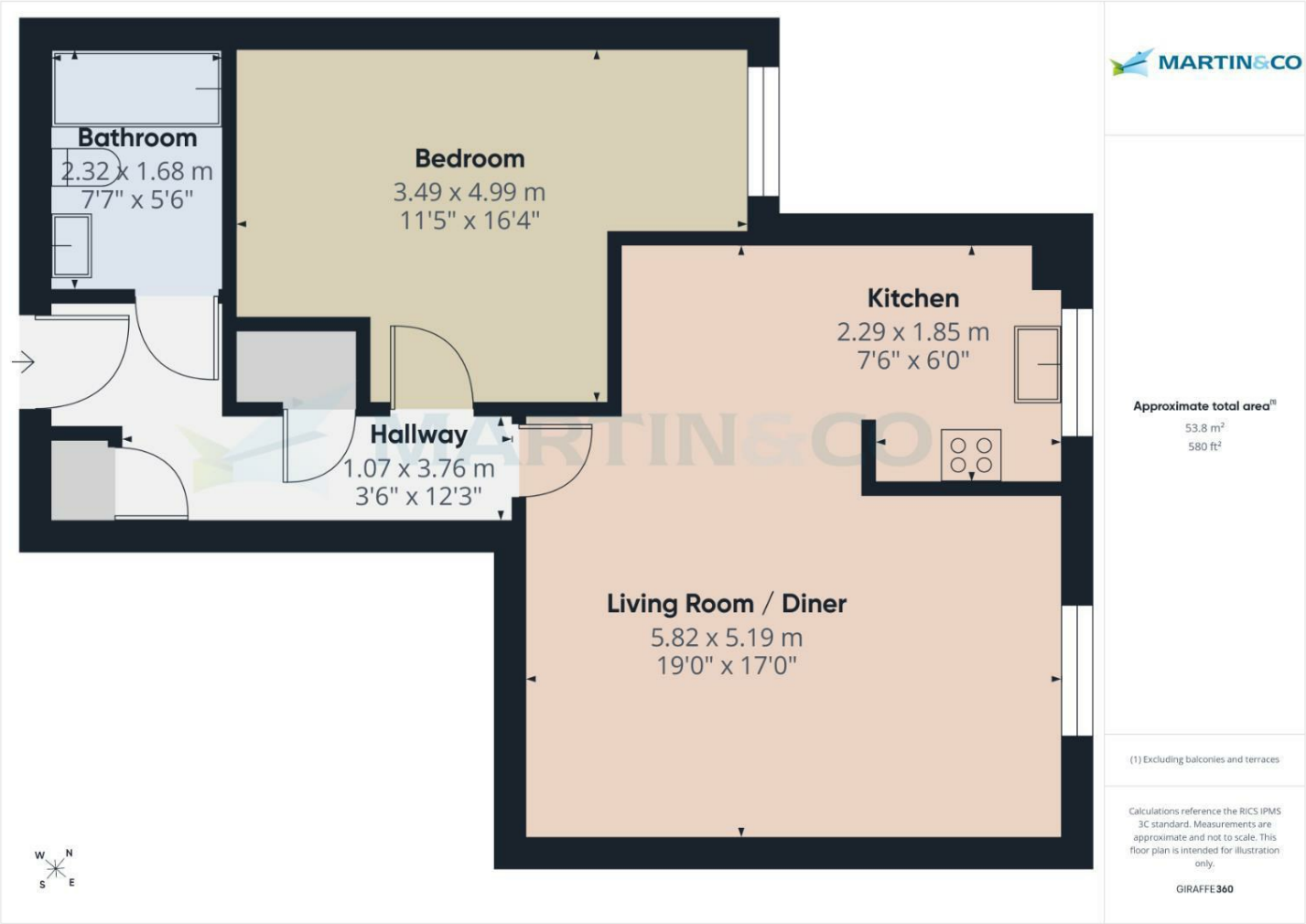
This information has been provided by the block management company. We would still encourage purchasers to satisfy themselves in this respect.

Fixtures & Fittings
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.









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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, seller(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.

The Property Ombudsman