



Situated on the sought-after Woodley Airfield development, this thoughtfully updated ground-floor maisonette has been carefully enhanced to create a contemporary home with a calm and considered aesthetic throughout. At its heart is an open-plan kitchen and living space, designed for modern living and entertaining. The kitchen is fitted with modern cabinetry, an induction hob, oven and a breakfast bar, while the living area features an electric fireplace and is finished with durable laminate flooring. The property has been further improved with gas central heating, double-glazed windows and the convenience of driveway parking directly in front of the home. The setting is particularly well connected, with local shops, bus routes and everyday amenities close at hand. Excellent transport links are provided by the nearby A329(M), while the expansive green spaces of Dinton Pastures Country Park and the amenities of Woodley town centre are within easy reach. The property also benefits from an extended lease, making it an attractive proposition for both owner-occupiers and investors alike.

Interested? Please contact our sales team to find out more, or to book a viewing.

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- Ground floor maisonette
- Double bedroom
- Refurbished Kitchen with breakfast bar
- Living room with feature electric fire
- Modern bathroom with shower
- Driveway parking; Gas central heating to radiators; Double glazed





Council tax band B
Council- WBC
Additional information:
Parking
The property has driveway parking.

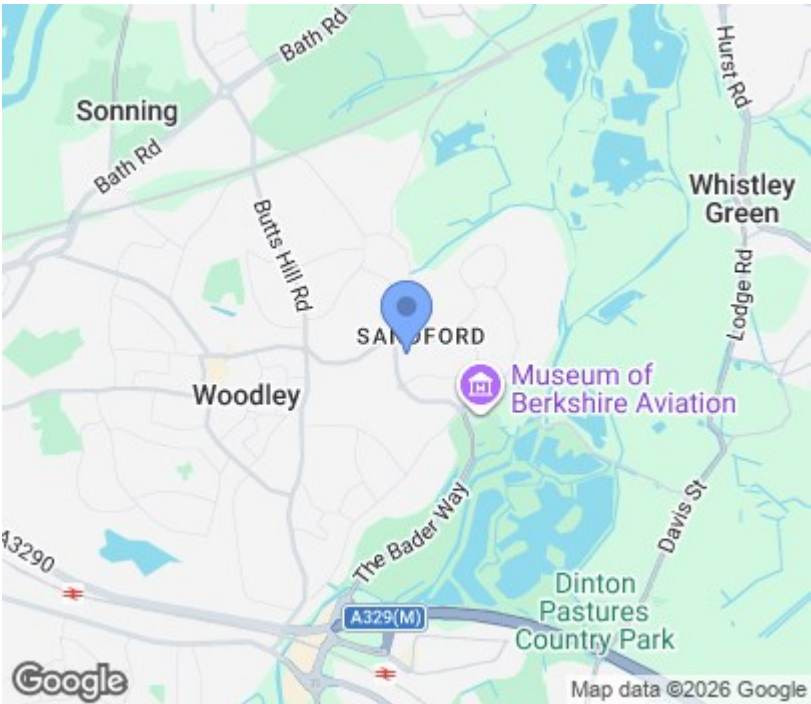
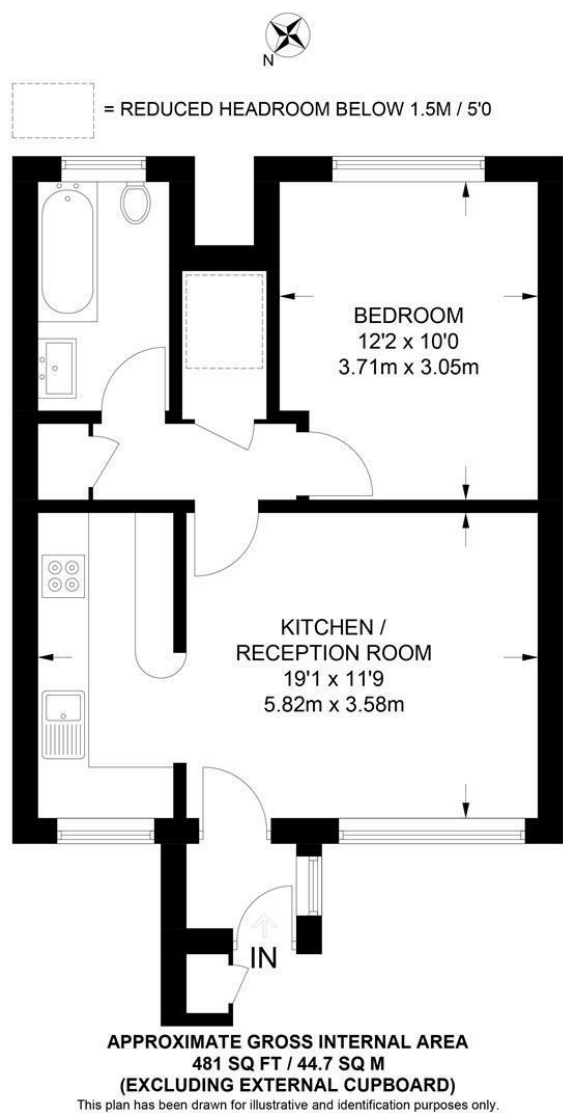
Lease information.
Years remaining: 115
Service charge: £0
Ground rent: £150
No ground rent review period:

Property construction – Standard form
Services:
Gas – mains
Water – mains
Drainage – mains
Electricity – mains
Heating – gas central heating

Broadband connection available (information obtained from Ofcom):
Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Floorplan



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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