



Talbot Court, Oxton, CH43

Guide Price £175,000

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

There's a nicely sized separate kitchen within this apartment, a good square shaped room, separate from the 'through' living/dining room with its sliding patio doors onto the balcony. Both bedrooms,(both with wardrobes) are also sensible, 'double' sized rooms. The shower room is but twelve months new.

Each apartment comes with a garage. The garaging is set behind the development.

The length of lease is 999 years from 1983. Current service charges are £97 per month. Talbot Court (Oxton) Management Company Ltd perform the usual management duties.

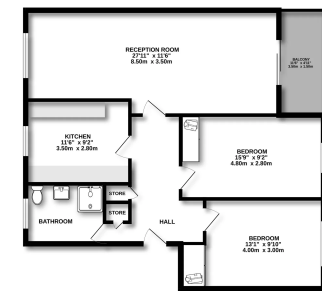
For your directions please Sat Nav: CH43 6UQ or walk up from the centre of the village until you spot the development along on the left hand side. That will take you about five to ten minutes on foot.







APARTMENT
861 sq. ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA: 861 sq. ft. (79.9 sq.m.) approx.
MEASURED IN ACCORDANCE WITH THE SURVEYING ACT 1936 AND THE SURVEYING ACT 1954. THE MEASUREMENTS ARE GIVEN FOR GUIDANCE ONLY AND DO NOT CONSTITUTE A GUARANTEE OF ACCURACY. THE APARTMENT IS SHOWN AS A GENERAL OUTLINE ONLY AND IS NOT TO BE USED AS A BASIS FOR ANY OTHER PURPOSE.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- 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.
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