





£195,000

OFFERED WITH NO UPPER CHAIN An excellent opportunity to purchase this spacious and immaculately presented two-bedroom ground floor apartment, ideally situated in the popular Woodhall Farm area. The property features a bright and generous lounge/dining room, a modern re-fitted kitchen and bathroom, two well-proportioned bedrooms, UPVC double glazing, a long lease, and residents parking. Enjoying a lovely position with direct access onto a large open green park area, it offers a peaceful setting while remaining within easy reach of local shops, schools, and transport links. An ideal home for first-time buyers, downsizers, or investors alike.

Property Description

COMMUNAL ENTRANCE

Door to:

ENTRANCE HALL

Built in storage cupboard housing water cylinder, intercom system, doors to bedrooms and bathroom.

LOUNGE/DINER

Double glazed windows to side and rear aspects, double glazed door to rear. Two electric radiators.

KITCHEN

Double glazed window to rear aspect. Range of wall mounted and floor standing units with work surface over, single drainer stainless steel sink with mixer tap, cooker with extractor fan over, space for washing machine and tumble dryer, space for fridge/freezer.

BEDROOM ONE

Double glazed window to front aspect. Electric radiator.

BEDROOM TWO

Double glazed window to front aspect. Electric radiator.

BATHROOM

Panelled bath with shower over, wash hand basin, low level w.c., tiled walls, wall mounted storage, extractor fan.

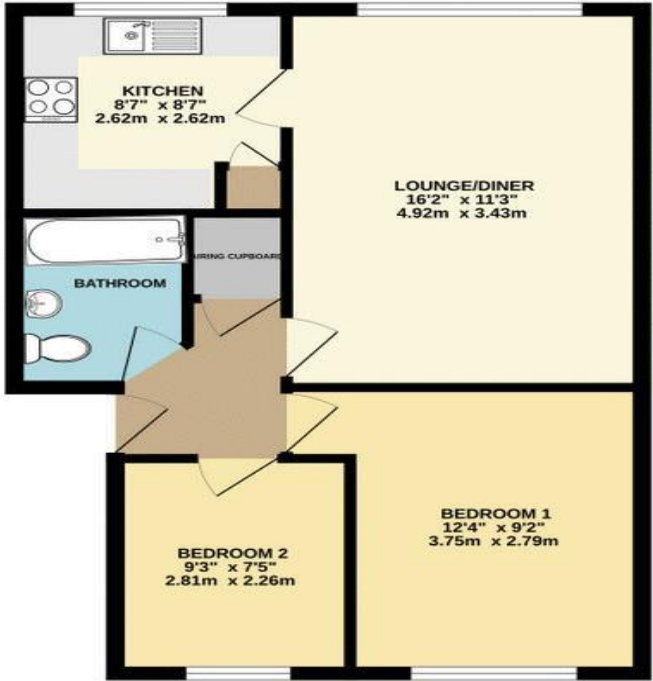
OUTSIDE

Communal garden

PARKING

Car parking area.

GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 524 sq.ft. (48.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017 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 CONSUMER PROTECTION REGULATIONS 2008 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. 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. 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