



Bell & Blake
SALES & LETTINGS

4, Ambassador House, Greenshank Drive, Chichester, PO20 2JY

Asking Price £285,000

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- ▶ Quiet Location
- ▶ Triple aspect with stunning outlook (Mainly facing south)
- ▶ Immaculately presented
- ▶ 2 double bedrooms
- ▶ master with ensuite and family bathroom
- ▶ open plan kitchen dining living room with Juliette style balcony
- ▶ One allocated parking space, multiple visitor spaces and bike store
- ▶ 993 Years on the lease and peppercorn ground rent
- ▶ NO FORWARD CHAIN

Wow, what a property! Situated in a quiet spot and boasting stunning views towards a green and lake is this triple aspect first floor apartment. There are 2 double bedrooms, an ensuite to master, family bathroom and a fantastic triple aspect open plan kitchen, dining, living room with Juliette style balcony and views to the south, west and north aspects, one allocated parking space, multiple visitors bays, a bike store and communal grounds and open space. NO FORWARD CHAIN.

Council Tax Band: C



Ambassador House



First Floor

Approximate Gross Internal Area
71.3 sq m / 767 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. 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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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(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	
	WWW.EPC4U.COM	

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