







Rathbone Court 477 Stoney Stanton Road

Offers Over £99,000

Benburys
SALES AND LETTINGS

NO CHAIN Welcome to Rathbone Court, a two-bedroom second-floor apartment located in a secure gated complex. The apartment features open plan kitchen/lounge/dining room, two well-proportioned bedrooms, the master bedroom benefitting from an en-suite and a recently refurbished bathroom with shower over bath. Double glazed windows and electric heating. Rathbone Court is ideally situated, providing easy access to local amenities and transport links, making it a fantastic choice for those seeking a vibrant community atmosphere. 135 years remaining on the lease. Service charge £2155.90 per annum. Ground rent £271.98 per annum

Lounge/dining room
11'0" x 14'3" (3.36 x 4.35)
Carpeted flooring, electric panel heater, double glazed windows.

Kitchen
9'1" x 6'5" (2.78 x 1.96)
Fitted with range of matching wall and base units including cupboards, drawers and chrome handles, built in electric hob and electric oven with cooker hood, inset stainless steel sink unit with mixer taps, ample roll top work surfaces with tiled splash back areas. Space for upright fridge freezer and washing machine, finished with vinyl flooring and double glazed window.

Bedroom One
12'2" x 9'11" (3.73 x 3.03)
This good size double room enjoys ample space for wardrobes and other furniture with electric panel heater, carpeted flooring and double glazed window.

En-suite
3'10" x 6'7" (1.19 x 2.02)
Fitted with a modern white low level W.C, pedestal wash hand basin and fully tiled square corner shower cubicle with mixer shower and glass surround. The rest of this half tiled bathroom benefits from a heated towel rail with vinyl flooring and extractor fan.

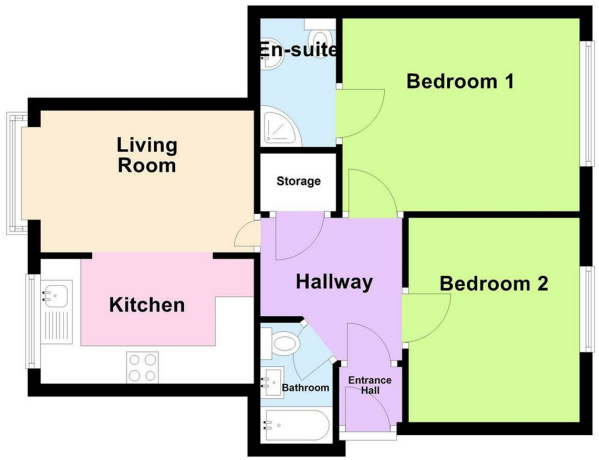
Bedroom Two
8'9" x 10'6" (2.69 x 3.21)
Another double room featuring adequate space for wardrobes and units with electric panel heater, carpeted flooring and double glazed window.

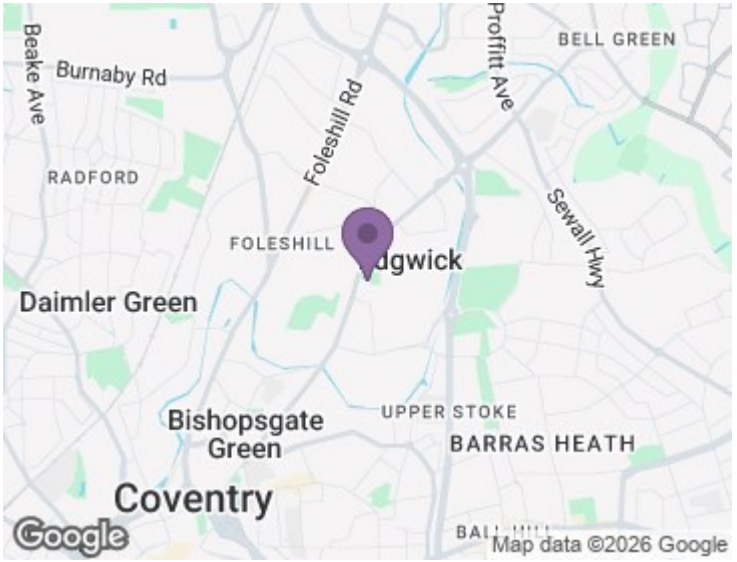
Bathroom
7'2" x 6'2" (2.19 x 1.90)
Recently refurbished bathroom fitted with a modern white suite which features a panel bath with shower mixer taps and glass screen, close coupled W.C and vanity wash basin. This half tiled bathroom benefits from a heated towel rail and fitted with vinyl flooring.

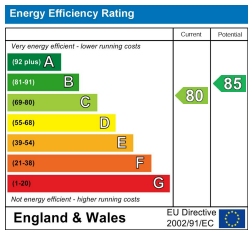
Agency Notes
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Anti money laundering checks now have to be completed on both the buyer and the vendor.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Tenure-Leasehold
The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in these particulars have been provided by the vendor and have not been verified by the agent.

Ground Floor







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