



17 GRESLEY COURT HAWKSHEAD ROAD, LITTLE HEATH EN6 1LF

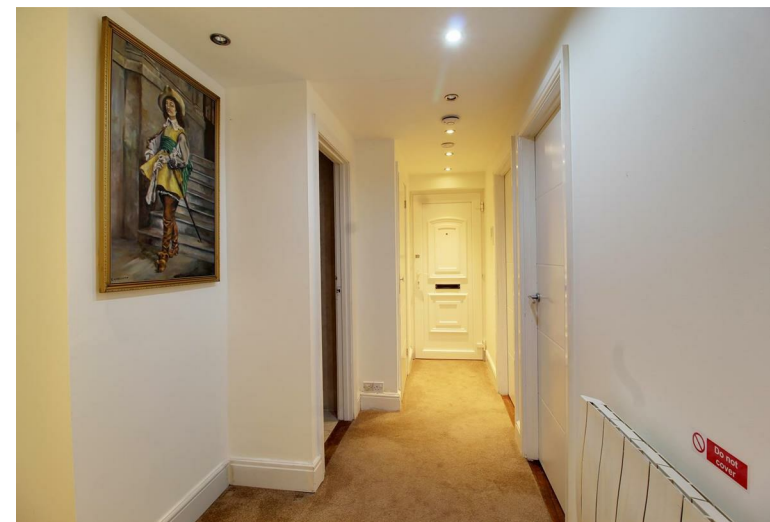
Offers In Excess Of £350,000 | Leasehold - Share of

ANDREW WARD^{EST 1988}
ESTATE AGENTS



Property Overview

Set in several acres of fabulous landscaped grounds including an ornamental pond, a beautifully presented two bedroom ground floor apartment, benefitting from a southerly aspect balcony, garage en-bloc and a share of the freehold. The accommodation comprises a welcoming entrance hall which has a study area, 20ft reception room with a fully fitted open plan kitchen, two good sized bedrooms and a contemporary bathroom. Chain Free.





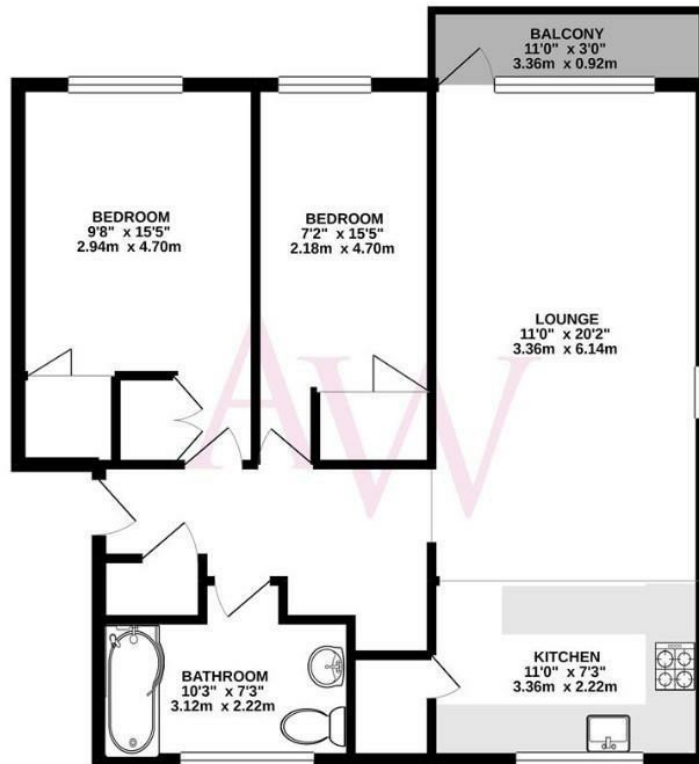
Property Features

- Lounge/Diner: 19'4 x 10'8
- Kitchen: 10'8 x 7'7
- Bathroom
- Little Heath
- Landscaped Gardens
- Bedroom One: 13'2 x 7'2
- Bedroom Two: 11'6 x 9'8
- Private Terrace
- Chain Free
- Garage En Bloc

Agents Notes

Please note that within the terms of the share of the freehold, these properties cannot be let. We understand that the current service charge is approximately £1,700 p.a. and the ground rent is £15 p.a. The property is heated by electric radiators and windows are double glazed.

GROUND FLOOR
724 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA: 724 sq.ft. (67.2 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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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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