

Labram Holmes

Flat 3, Wykeham House, Alexandra Road,

£135,000

1 1 1









Discover this well presented one-bedroom first-floor flat, complete with a private balcony and conveniently located for excellent transport links and local amenities.

Accessed via a communal entrance with an audio door entry system, a carpeted hallway and staircase lead to your private entrance lobby, featuring laminate flooring and a useful storage cupboard. The inviting living room, measuring approximately 14ft9 x 13ft1, is a bright and airy space, with double-glazed French doors opening directly onto your own private balcony, perfect for relaxing outdoors.

The kitchen boasts stylish white Shaker-style units, a single drainer sink with mixer taps, and integrated appliances including a washing machine, four-ring electric hob with a chimney-style extractor hood, and a built-in electric oven and grill unit, alongside an integrated fridge and freezer. The well-proportioned double bedroom measures approximately 11ft2 x 10ft10, offering a comfortable and peaceful retreat.

The contemporary bathroom features a white suite, including a panel-enclosed bath with swan-neck mixer taps and a shower attachment, a pedestal wash hand basin, and a low-level W.C., all complemented by fully tiled walls. The property also benefits from off-road car parking to the rear of the block.

This flat is offered with no onward chain, making it an ideal choice for a first-time buyer or a ready-made investment opportunity.

Agents notes:

Lease details, balance of a 125-year lease from 26 June, 1987. (approx 89 years)

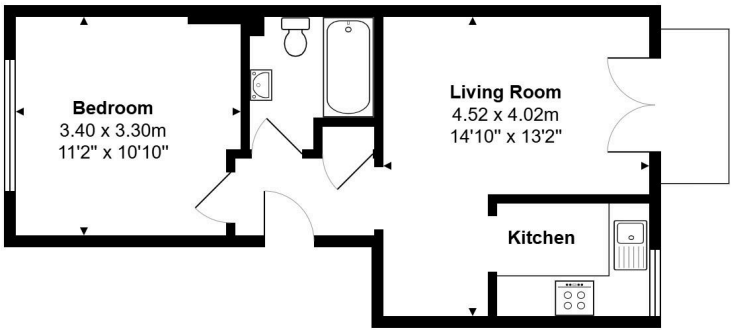
Ground rent £102.90 pa

Service charge, £1509 pa

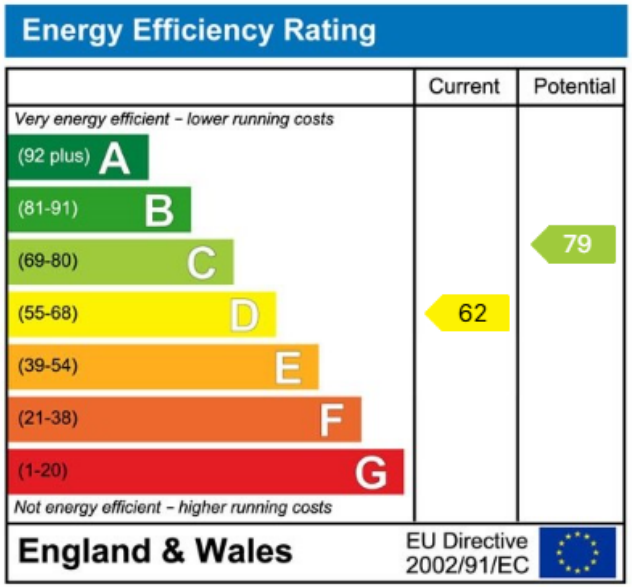
The property is currently tenanted so photos are pre let.







- First Floor Flat
- Balcony
- Available With Tenant In Situ Or Vacant Posession
- Communal Parking
- Living Room
- Double Bedroom
- Fitted Bathroom
- Fitted Kitchen
- Close To Amenities
- Ideal First Time Or Investment Purchase



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