



Offers In Excess of **£185,000** Leasehold

We're pleased to present an excellent opportunity to acquire this modern and stylish two bed, two bathroom ground floor apartment offering convenient living close to excellent transport links and local amenities. The property is well presented throughout and benefits from a long lease for added peace of mind, bright and well proportioned living space which includes a contemporary kitchen with integral appliances, spacious lounge with doors to small patio area, two double bedrooms, one with en suite shower room and a family bathroom. Additional benefits include gas central heating, allocated parking, bike storage and secure entry to the building. We believe this no onward chain property would be perfect for first time buyers, professionals or investors looking for a well located home.



COMMUNAL ENTRANCE

HALLWAY

LOUNGE

14' 7" x 11' 2" (4.44m x 3.4m)

Double doors leading onto a patio area.

KITCHEN

8' 4" x 7' 5" (2.54m x 2.26m)

Range of wall and base units, integral, oven and gas hob, fridge freezer, washing machine and a dishwasher.

BATHROOM

6' 7" x 5' 5" (2.01m x 1.65m)

BEDROOM ONE

11' 8" x 8' 4" (3.56m x 2.54m)

Access to ensuite facilities.

ENSUITE

7' 1" x 5' 3" (2.16m x 1.6m)

BEDROOM TWO

12' 0" x 6' 6" (3.66m x 1.98m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(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			



LEASE INFORMATION:



As of 09/10/2025, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Homeground/First Port

Balance of Lease: 109 years remaining as of 09/10/2025

Ground Rent Charges: £210.00 per annum

Ground Rent Review Period: Next review due 2030

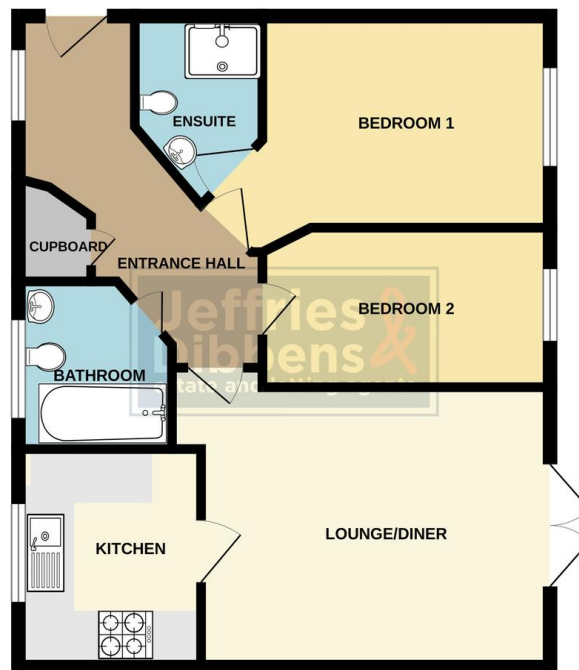
Maintenance/Service Charges: £183.94 per month

Maintenance /Service Charges Review Period: Annually

Building Insurance: Included in the service charge

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

GROUND FLOOR



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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