

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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A GOOD SIZED One bedroom apartment with NO UPPER CHAIN located in the TOWN CENTRE. The property would make an ideal BUY TO LET or FIRST BUY and benefits from GAS central heating and a good sized bedroom and lounge. The accommodation comprises: Entrance hall with STORAGE, kitchen, sitting room, bedroom and bathroom. Leasehold. Lease approx. 154 years from 2023. No upper chain. Ground Rent & Service Charge Approx. £141.66 PCM (Estimate for 2023/2024). EPC rating E.



Entrance

Via communal entrance.

Entrance Hall

Radiator, dado rail,
intercom, airing cupboard housing hot water tank
with linen shelf as fitted, hanging rail.

Kitchen

12' 2" x 7' 10" (3.72m MAX x 2.38m MAX)
Inset single drainer stainless steel sink unit with
mono bloc mixer taps and cupboard under, a range
of base and eye level units, ceramic tiling to splash
areas, space for cooker, plumbing for washing
machine, space for fridge freezer, "Potterton" gas
fired boiler serving central heating and domestic hot
water, radiator, window to side aspect.

Lounge/Diner

16' 0" x 12' 4" (4.87m MAX x 3.77m
MAX)
Two radiators, sash windows to front and side
aspects, dado rail.

Bedroom

16' 0" x 12' 5" (4.88m MAX x 3.79m MAX)
Radiator, sash window to front aspect, radiator.

Bathroom

White suite of "P" shaped panel bath with mixer tap
and shower over, glazed screen, wash hand basin,
low flush W/C, ceramic tiling to splash areas, ceramic
tiled floor, sash window to side aspect.

Please Note

All main services are connected.
Council tax band A.

Leasehold.

EPC Rating E.

Lease 154 years from 2023.

Ground Rent & Service Charge Approx. £141.66 PCM (Estimate for 2023/2024).

N.B.

Measurements on floor plan are approximately due to amongst other things wall thickness etc.
These are therefore not to be relied on. For more accurate measurements, please see full
property brochure when the measurements are both shown in imperial and metric.

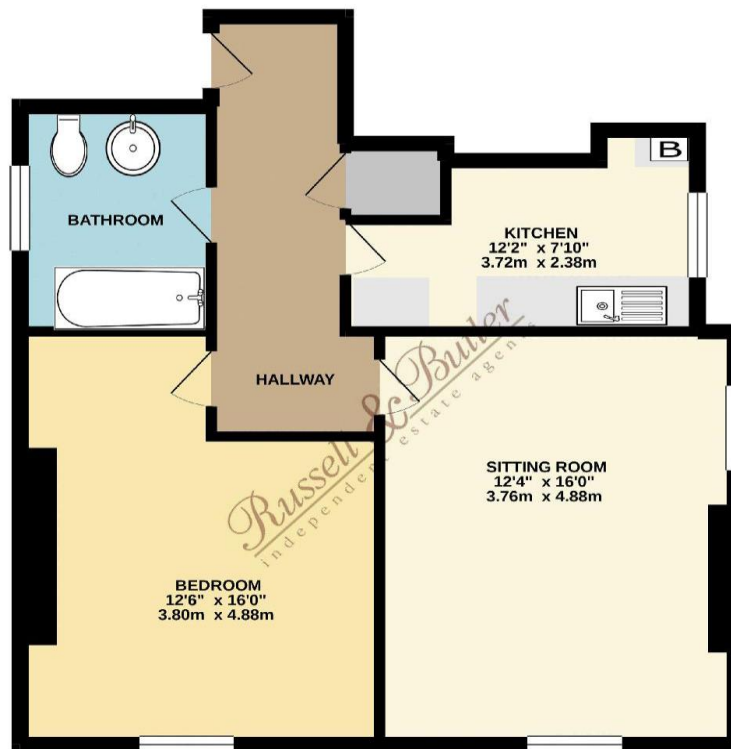
Mortgage Advice

If you require a mortgage, we highly recommend that you speak to our Independent Mortgage
Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest
and best broker firms in the country, having access to the whole of market and due to the
volume of mortgages they place often get exclusive rates not available to others too. Please
contact us for further information.





GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA: 588 sq.ft. (54.6 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 is given as to their operability or efficiency can be given.
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All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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