



St. Matthews Close,

william
h brown

welcome to

St. Matthews Close,

GUIDE PRICE £110,000 - £120,000 - Ideal for first-time buyers or investors, this 2 bedroom first floor flat offers a lounge with Juliet balcony, kitchen, bathroom, allocated parking, and is located in Renishaw near local amenities and Motorway Links. Viewings advised!



Secured Communal Entrance

Having a secured communal entrance.

Hallway

Having an entrance door.

Lounge/Dining Room

15' 8" x 15' 8" (4.78m x 4.78m)

Double glazed window, Juliet balcony and radiator.

Kitchen

8' x 6' 8" (2.44m x 2.03m)

Having a range of wall and base units, inset sink with rolled edge work surfaces and tiled splash backs.

Gas hob and electric oven, space and plumbing for washing machine. Double glazed window.

Bedroom One

10' 6" x 9' 8" (3.20m x 2.95m)

Double glazed window and radiator.

Bedroom Two

8' 7" x 8' 3" (2.62m x 2.51m)

Double glazed window and radiator.

Bathroom

A suite comprising bath with shower above, wc and wash hand basin. Partial tiling to the walls and floor, radiator.

Parking

There is allocated parking to the property.



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St. Matthews Close,

- GUIDE PRICE £110,000 - £120,000
- First floor apartment, two bedrooms
- Lounge/Dining room with Juliet balcony
- Allocated parking
- Ideal for first time buyers

Tenure: Leasehold EPC Rating: B

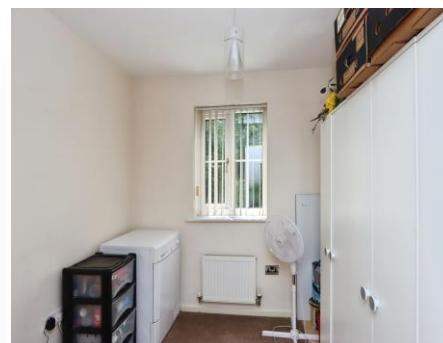
Council Tax Band: B Service Charge: 1083.00

Ground Rent: 40.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

guide price

£110,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
CPK114402 - 0004

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 is no delay in agreeing the sale. 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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