



17 ST THOMAS COURT OLD ST MICHAELS DRIVE,

OFFERS IN EXCESS OF £220,000

3 Bedrooms | 1 Bathrooms | 1 Reception

**** NO ONWARD CHAIN ** LIVE IN LUXURY SURROUNDINGS **** TOP FLOOR THREE bedroom apartment, offering a fully fitted kitchen with integral appliances, making a stunning FIRST TIME purchase or Investment property. Finished to a high standard throughout, the property enjoys dual aspect views over both the St Thomas and St Luke Court gardens, whilst benefitting from an allocated parking space on-site. Just a short walk from the town centre and Station as well as offering easy access out to the A120, early viewing is strongly advised in order to avoid disappointment for what is a stunning and spacious unique apartment.



Entrance Hall

Wood flooring, door to:

Lounge/Diner 24’7 x 12’2 (7.49m x 3.71m)

Wood flooring, Windows to front, Ceiling spotlights, two radiators.

Kitchen 15’1 x 5’9 (4.60m x 1.75m)

With a range of wall and base units and roll edge work surfaces. Integral slimline dishwasher, washer/drier, stainless steel sink unit with mixer tap and draining board and oven with four ring gas hob and extractor hood over. Wall-mounted and enclosed gas boiler. Wood flooring, windows to rear, radiator.

Inner Hall

Carpet flooring, windows to front, radiator.

Bedroom One 11’10 x 11’6 (3.61m x 3.51m)

Carpet flooring, window to rear.

Bedroom Two 11’10” x 9’10” (3.61m x 3.00m)

Carpet flooring, window to rear, radiator.

Bedroom Three (11’10 x 8’10) ((3.61m x 2.69m))

Carpet flooring, window to rear, recess storage area, radiator.

Bathroom

Suite comprising low level WC with inset flush, wall-mounted wash hand basin with mixer tap and bath with mixer tap, shower attachment and glass shower screen. Tiled walls and flooring. Chrome heated towel rail. Fitted mirror. Shaving point. Ceiling spotlights. Window to front.

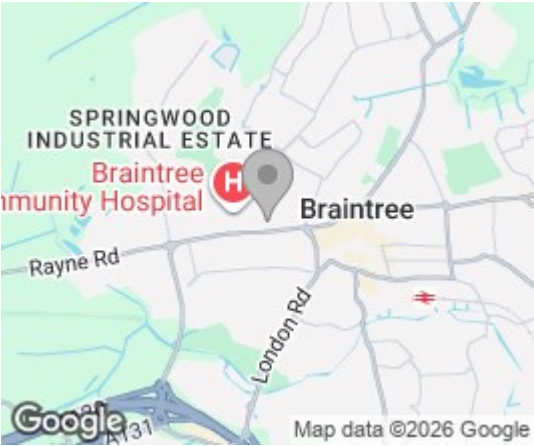
Parking

1x Allocated Space

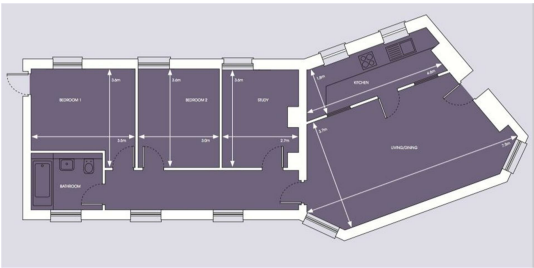
NOTES

We are advised that this property is available LEASEHOLD with 175 year lease in place taken out on 25th March 2009 (c. 158 Years remaining). We are also advised that current maintenance charges total approximately £3730.68 per annum with annual ground rent charges of £300.00 per annum.

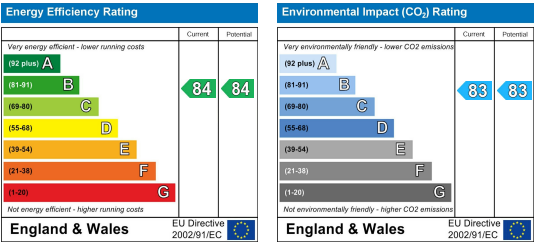
Area Map



Floor Plans



Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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