



22 Douglas Court, Toton

£60,000 Leasehold

Ground Floor Flat • Two Bedrooms • Well Appointed Fitted Kitchen • One Reception Room • Modern Shower Room • On-Street Permit Parking & Garage • Popular Location • No Upward Chain • Cash Buyers Only • Must Be Viewed



OFFERS OVER £60,000

CASH BUYERS ONLY...

Offered to the market with **no upward chain** and available to **cash buyers only**, this ground floor flat presents a fantastic opportunity for investors or buyers looking for a conveniently positioned home with strong potential. Situated in a popular location, the property is within easy reach of local shops, great schools and excellent transport links. The accommodation comprises a spacious reception room, a fitted kitchen with a range of units and ample worktop space, two well-proportioned bedrooms and a modern shower room. Externally, the property benefits from on-street parking (two permits per year) along with the added advantage of a garage, providing further parking or useful storage space.

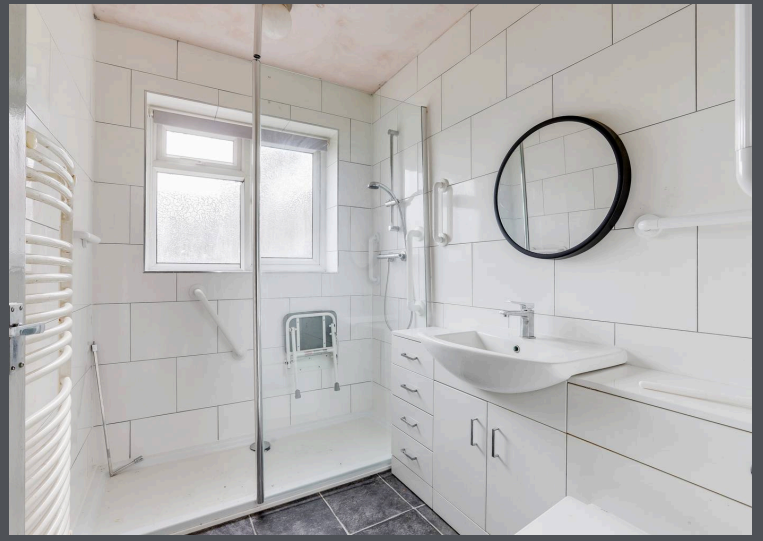
NO UPWARD CHAIN

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



ACCOMMODATION

Entrance Hall

4' 4" x 3' 3" (1.33m x 0.98m)

The entrance hall has carpeted flooring, a built-in cupboard with an over the head cupboard, a wall-mounted phone intercom, coving and a single door providing access into the accommodation.

Storage In Entrance

3' 2" x 3' 1" (0.97m x 0.93m)

The storage cupboard has shelving and a clothes rail.

Living/Dining Room

13' 4" x 12' 6" (4.06m x 3.82m)

The reception room has a UPVC double-glazed window, carpeted flooring, a radiator and coving.

Kitchen

8' 11" x 7' 5" (2.71m x 2.27m)

The kitchen has a range of fitted base and wall units with worktops and a tiled splashback, space for a freestanding cooker with an extractor hood, a stainless steel sink with a drainer, space and plumbing for a washing machine, space for an under the counter fridge, cushion flooring, a wall-mounted boiler, coving and a UPVC double-glazed window.

Corridor

5' 7" x 2' 7" (1.71m x 0.80m)

The corridor has tiled flooring.

Master Bedroom

12' 6" x 10' 6" (3.80m x 3.19m)

The main bedroom has a UPVC double-glazed window, a radiator, fitted wardrobes with over the head cupboards and coving.

Bedroom Two

10' 5" x 6' 6" (3.18m x 1.99m)

The second bedroom has a UPVC double-glazed window, carpeted flooring, a radiator and coving.

Shower Room

7' 6" x 5' 6" (2.28m x 1.68m)

The shower room has a low level concealed flush W/C, a vanity style wash basin, a walk-in shower enclosure with a mains-fed shower and a fold-up seat, tiled flooring and walls, a heated towel rail and a UPVC double-glazed obscure window.

LEASEHOLD INFORMATION

The vendor has advised the following: Service Charge in the year marketing commenced (£PA): £1,099.12 Ground Rent in the year marketing commenced (£PA): £203 Property Tenure is Leasehold. Term: 99 years from 25th March 1978 - Term remaining 51 years. The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

DISCLAIMER

Agents Disclaimer: HoldenCopley, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities.



This floorplan is for illustrative purposes only.

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