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\*For room measurements please see floorplan.



### Property Description

This charming two-bedroom first-floor flat offers a perfect blend of comfort and convenience, ideal for first-time buyers, downsizers, or investors. With its own private garden and the added benefit of no onward chain, this home provides a rare opportunity to move quickly and enjoy a stress-free purchase.

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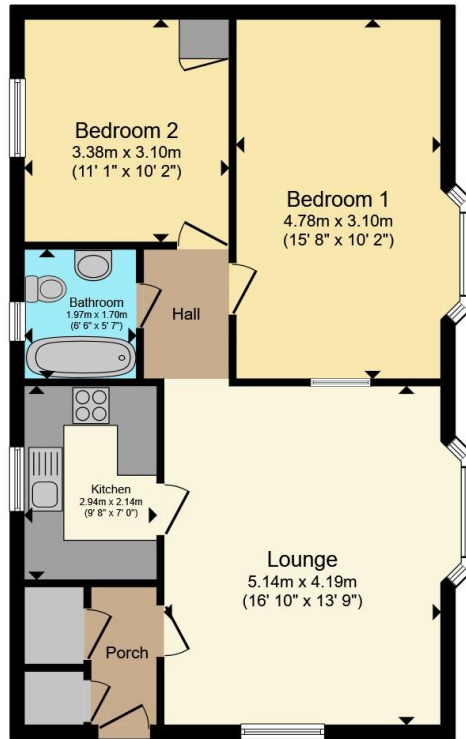
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Total floor area 68.4 m<sup>2</sup> (736 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

Connells

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Oct 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold

To view this property please contact Connells on

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view this property online [connells.co.uk/Property/RAY309044](https://connells.co.uk/Property/RAY309044)

EPC Rating: C

Council Tax  
Band: A

Service Charge:  
1195.00

Ground Rent:  
Ask Agent

Tenure: Leasehold

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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