Flat 25 Gilwynes Court, Aldwick Felds, Bognor Regis, West Sussex, PO21 3SQ
£140,000
Leasehold

FARNDELL ESTATE AGENTS

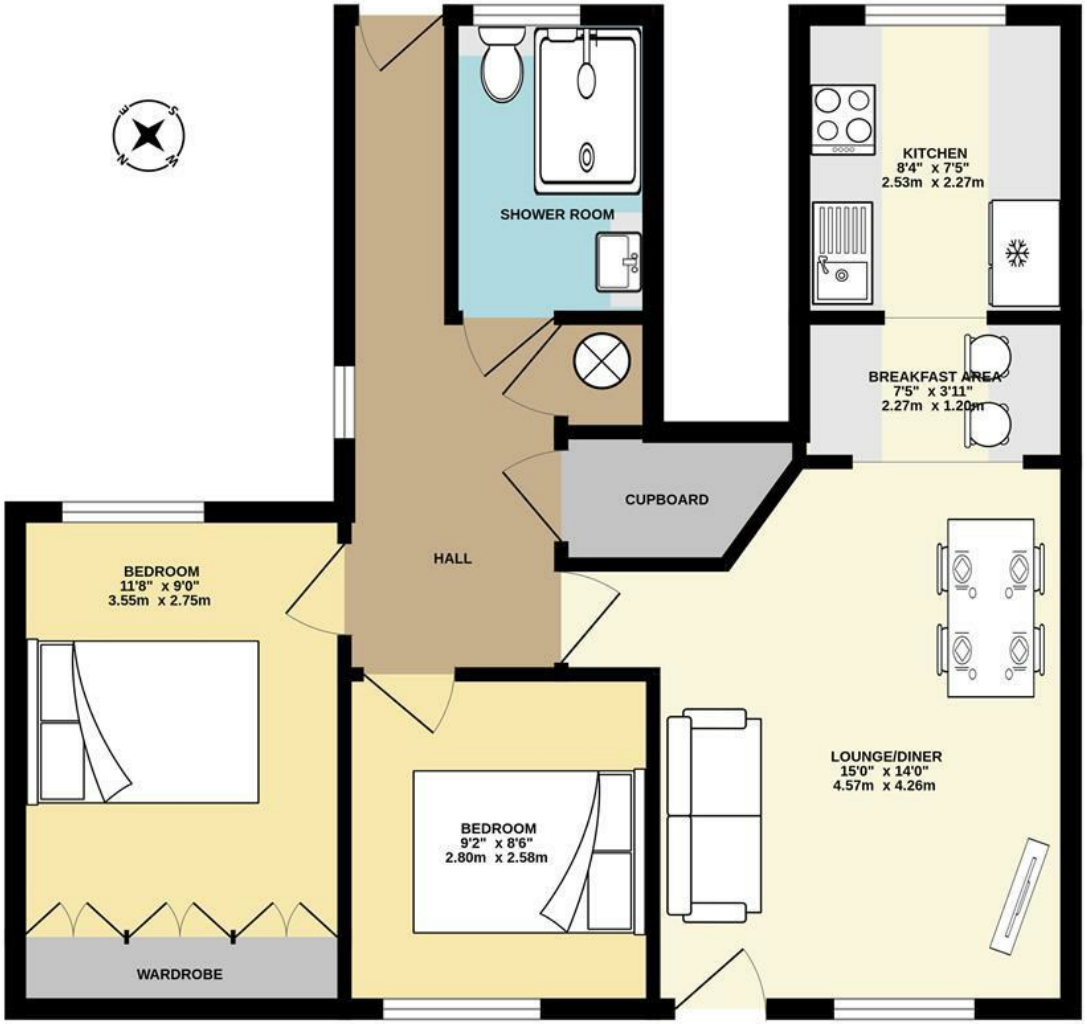








GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 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 as to their operability or efficiency can be given.
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- Purpose Built Ground Floor Flat Suitable for 55 and Over
- Sitting/Dining Room with Access to the Communal Garden
- Modern Kitchen with Breakfast Area
- Two Double Bedrooms
- Modern Shower Room
- Electric Heating and Double Glazing
- Well Tended Communal Gardens
- Residence Parking
- New 99 Year Lease Upon Purchase
- No Onward Chain



The following information has been provided by the seller. We would advise that you ask your solicitor to verify this information during the course of your purchase:

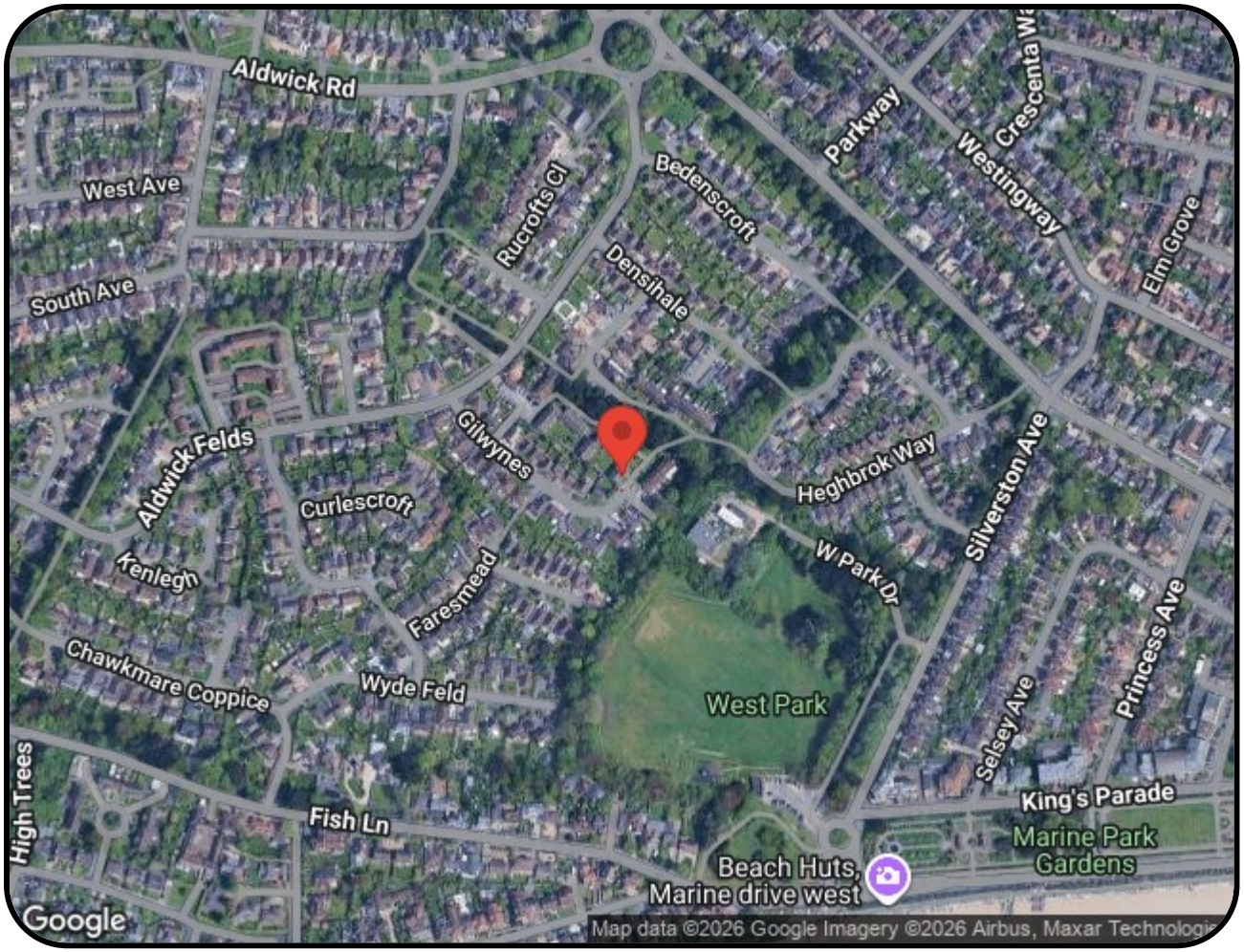
<u>Length of Lease</u>
A NEW 99 year lease will be issued upon purchase

<u>Annual Service Charge</u>
£2,940 per year

<u>Annual Ground Rent</u>
Nil







PLEASE NOTE: All dimensions are approximate and are quoted for guidance only. Floor plans are provided as a general guide and are not drawn to scale. The position of windows, doors and fittings may vary from those shown. References to appliances and/or services do not imply that they are in working order or fit for purpose.

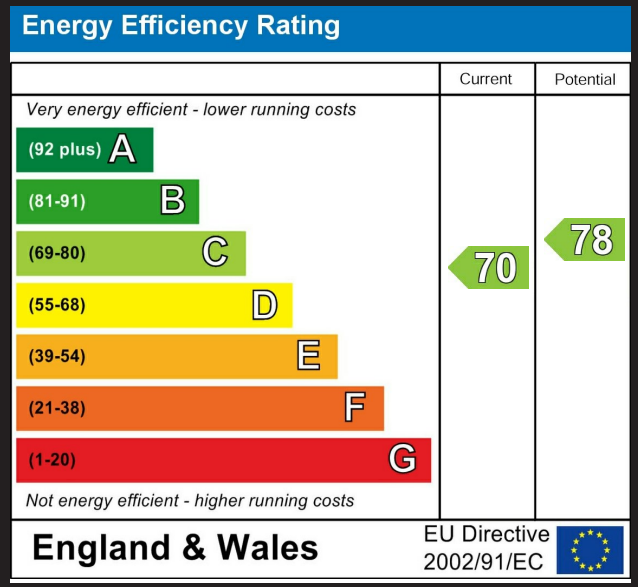
Prospective purchasers should ask their solicitor to confirm the freehold/leasehold status, fixtures and fittings, and any relevant planning permissions or building regulations approvals relating to extensions or alterations.

ANTI-MONEY LAUNDERING: In accordance with applicable Anti-Money Laundering legislation, we are required to undertake identity and Customer Due Diligence checks on parties involved in an agreed purchase. A fee of **£50 plus VAT (£60 including VAT) per property** is payable for these checks once a purchase has been agreed.

These particulars do not constitute, nor form part of, an offer or contract, nor may they be regarded as representations.

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Council Tax Band B