

SIMPLY GREEN





Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

- Two bedroom flat
- Town centre location
- Off street parking
- Good sized lounge with fireplace
- Modern kitchen
- Two bedrooms
- Family bathroom
- Ideal First Time Buy
- Easy access to local amenities
- Leasehold property

Property Type: Flat

Tenure: Leasehold

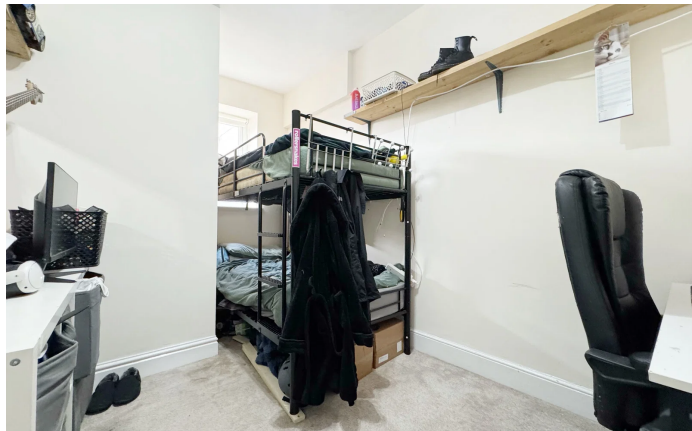
Lease is currently 99 years from 1988. It is currently being extended to 125 years.

Service charge - £380 PA

Ground rent - £50 PA

Nestled in the heart of the town centre, this charming two-bedroom Grade II listed flat offers an exceptional opportunity for first-time buyers or those seeking a conveniently located home with character. Boasting off-street parking, a good sized lounge with a feature fireplace, and a modern kitchen, this property provides comfortable and accessible living.







Accommodation

Step inside to discover a welcoming living space, where the hallway leads through to a good sized lounge which immediately draws you in with its inviting atmosphere and focal fireplace, perfect for relaxing evenings. This room provides ample space for both living and dining arrangements, creating a versatile hub for daily life.

Adjacent to the lounge, you'll find a modern kitchen, thoughtfully designed for both functionality and style. It features contemporary fittings and provides an efficient space for culinary endeavours.

The flat comprises two comfortable bedrooms, offering peaceful retreats at the end of the day. Each room is well-proportioned, providing flexibility for various living arrangements.

A well-appointed family bathroom serves both bedrooms, featuring modern fixtures and a clean, fresh aesthetic.

External Features

A significant advantage of this town centre property is the inclusion of off-street driveway parking, a highly sought-after convenience in such a central location.

Location

Situated in a prime town centre location, this flat offers unparalleled access to a wealth of local amenities. Residents will appreciate the ease of reaching shops, cafes, restaurants, and essential services just moments from their doorstep. Excellent transport links are readily available, connecting you to wider areas, making this an ideal base for both work and leisure.

Agent Notes

This is a leasehold property.

Current lease is 99 years from 1988 but this is currently being extended to 125 years.

Services

Mains Gas

Mains Electric

Mains Water

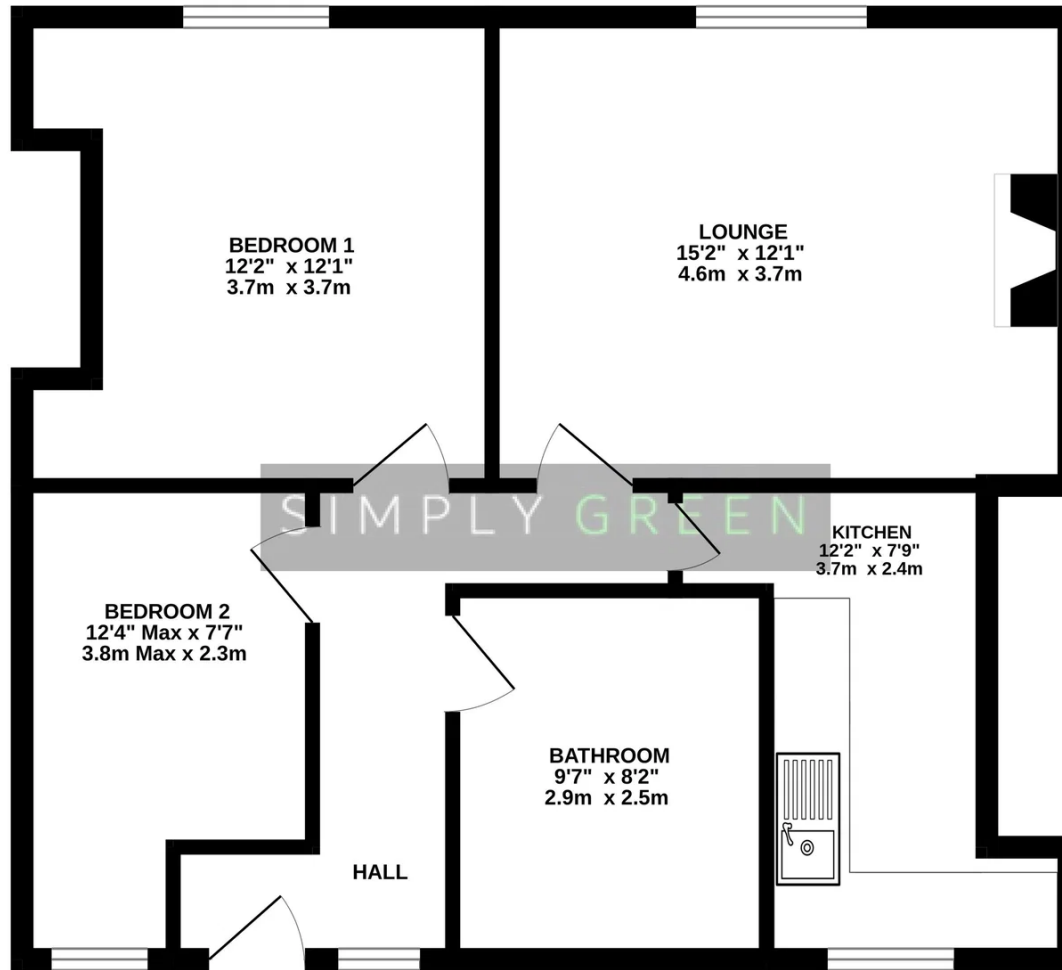
Mains Drainage

Viewings

To view this property, please call us and we will arrange a time that suits you.



GROUND FLOOR



AT SIMPLY GREEN
WE WILL GIVE YOU TWO FREE
QUOTES FOR CONVEYANCING

**1 FOR AN ONLINE SOLICITOR,
PERFECT IF YOU ARE WORKING
THROUGHOUT THE DAY**

AND

**1 FOR A LOCAL SOLICITOR
IF YOU'D PREFER TO MEET
FACE TO FACE**



**WE WILL ALSO ARRANGE A
QUOTE FOR A SURVEY ON
YOUR ONWARD PURCHASE.
GIVING YOU PEACE OF MIND TO
MOVE FORWARD WITH NO
UNEXPECTED SURPRISES!**

CHALLENGE ANDREW!

A FREE MORTGAGE/FINANCIAL
REVIEW IS AVAILABLE TO YOU.

**IS YOUR CURRENT DEAL
REALLY THE BEST ONE
AVAILABLE?**

THIS FREE SERVICE COULD
SAVE YOU MONEY,
ON WHAT IS MOST LIKELY
YOUR BIGGEST
SPEND!



**AND AS FOR THE FINAL STEP,
WE CAN HELP THERE TOO.**

LET US ARRANGE
A QUOTE FOR
REMOVALS FROM A
LOCAL COMPANY

For more information on this
house or to arrange a viewing
please call the office on:

01626 798440

Alternatively, you can scan
below to view all of the details
of this property online.



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