



## Flat 3, 116, Bentworth Barnham Road

Barnham, PO22 0EW

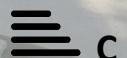
**Price £235,000**

NO CHAIN. Being sold with vacant possession, this well-maintained ground-floor garden apartment is close to Barnham Village amenities, shops, mainline train station and bus routes to the wider community. A bright and spacious property located at the back of the development, benefits include: entrance hall with storage cupboard; modern fitted kitchen with integrated fridge, freezer, electric oven and hob and window overlooking the communal gardens; good-sized living / dining room with feature fireplace and electric fire plus patio doors opening onto patio area; two double bedrooms, one with ensuite shower room; additional shower room. Further benefits include shutters to both bedrooms and patio doors / windows; solid flooring to kitchen; allocated parking space, plus visitor parking; gas central heating. EPC - C. Tenure - leasehold. Lease term 125 years from 25 March 1990 - 91 years remaining on lease. Annual ground rent - £250.00 payable February. Service charge £2,607 per annum, payable April and October. Council Tax Band - C.

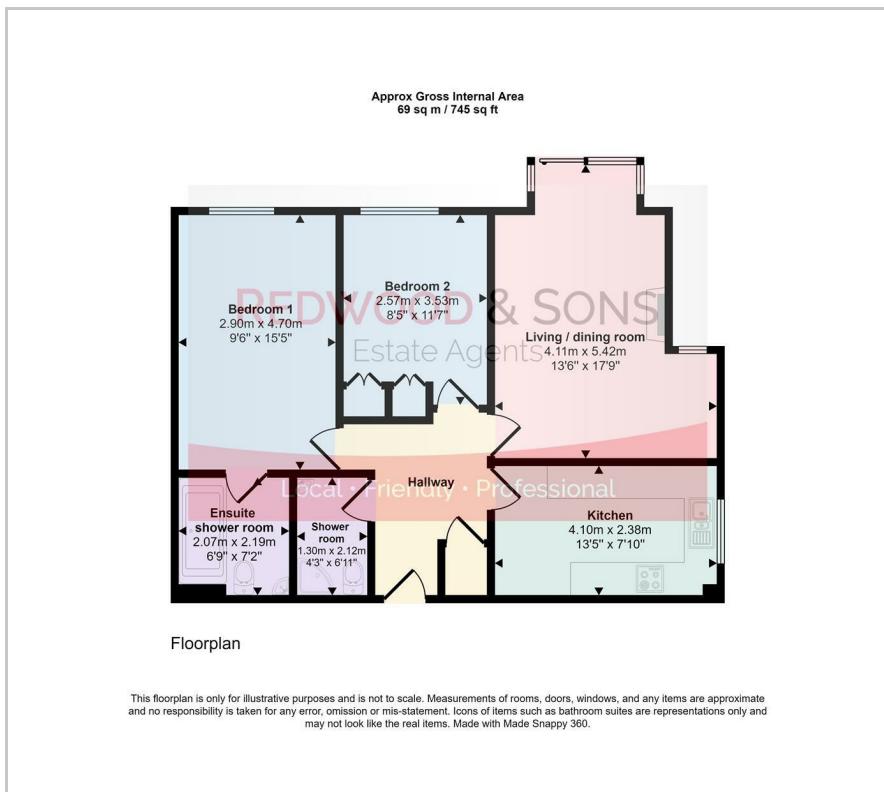
- Ground-floor garden apartment
- Two double bedrooms
- Modern fitted kitchen
- Living / dining room
- Shower room
- Ensuite shower room
- Allocated parking space
- 91 years remaining on lease
- Vacant possession
- Close to Barnham Village amenities, shops, mainline train station & bus routes

### Viewing

Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan

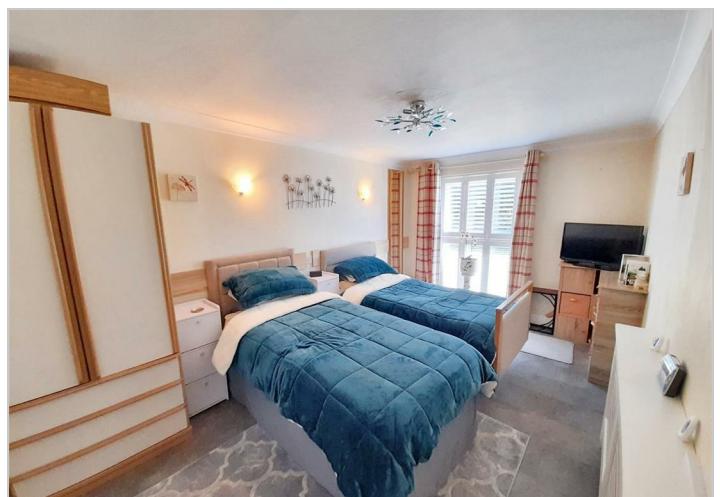


## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(68-80)	C		
(55-68)	D	76	80
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/81/EC	
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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