





Flat 20, Haccombe House, Haccombe

Guide £70,000 Leasehold

Video Walk-Through Available • First Floor Apartment in Grade II Listed Manor House • 1 Double Bedroom • Lounge • Kitchen and Bathroom • Views Across the Grounds • Communal Garden • Superb Communal Grounds • Resident and Visitor Parking • Rural Position















Set in the beautiful valley of Haccombe sits Haccombe House, a large Georgian manor house divided into 27 apartments in the late 1980s. This first-floor apartment overlooks the front and thus enjoys superb, far-reaching rural views along the valley. The property is well-presented throughout, boasts electric central heating, secondary glazing and an allocated parking space making it an ideal first time buy.

Accommodation

Entering the apartment, there is an entrance hallway with space for shoes and coats. The bathroom is partially tiled and comprises a white suite of WC, basin and bath with electric shower above. The living room has recently been re-carpeted and boasts high-ceilings along with a large window enjoying those views. The kitchen is a large galley style with spotlight ceiling lights, ample worktop space and storage space with built-in electric oven and hob along with space for fridge/freezer and washing machine. The double bedroom has also been recently re-carpeted and enjoys those same lovely views.

Outside Space

Superb communal grounds

Parking

The property has an allocated parking space in front of the main house, the development also has guest parking at the end of the communal lawn which again is to the front of the building.

Agent's Notes

Grade II Listed property.
EPC: Exempt as Grade II Listed.
Council Tax: Currently Band A
Tenure: Leasehold
Lease: 999 years from 1982
Ground Rent: £50 per annum
Service Charge: Currently £224 pcm
Review Period: Annually
There are some quite large future expenditures planned which will mean substantially higher maintenance charges. These figures are unquantifiable. The managing agents, First Port, may be able to supply current information as this is an ongoing situation.
Mains water. Mains electricity. Private drainage.



Disclaimer: Any information provided is purely a guide and is noncontractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances, we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance. To ensure compliance with HMRC's Anti Money Laundering and Source of Funds regulation, we use Smart Compliance. Purchasers and those providing funds towards a purchase are required to complete this compliance process, for which there is a £75.00 charge.