



Parish Walk, Ainsworth

Offers in Region of £75,000 50% Shared Ownership

Miller Metcalfe
Every step of the way

This well-presented two-bedroom ground floor apartment being offered for sale with a 50% share ownership (with the option to purchase the full 100%). The property offers a superb opportunity for buyers seeking a comfortable and convenient home in a highly regarded location. Enjoying its own private access, the property welcomes you into a spacious open plan lounge and dining area, which flows seamlessly into a fitted kitchen. The kitchen is equipped with plenty storage units and ample workspace, making it ideal for both every-day living and entertaining guests. Both bedrooms are generously sized doubles with the master bedroom benefiting from fitted wardrobes, providing flexible accommodation for couples, sharers or those in need of a guest room or home office. The family bathroom is stylishly appointed, featuring a modern three piece suite. The apartment benefits from allocated parking, ensuring convenience for residents and visitors alike. Situated in a sought-after area, the property is within easy reach of well-regarded local schools, a variety of shops, cafes and amenities, making it an excellent choice for families, professionals or those looking to downsize without compromising on quality or location. With its combination of spacious interiors and practical features, this apartment represents a fantastic prospect for buyers wishing to enjoy the benefits of ground floor living, while remaining close to everything the local area has to offer. Early viewing is highly recommended to appreciate the full appeal of this delightful home.

ImportantLeaseholdInformation:

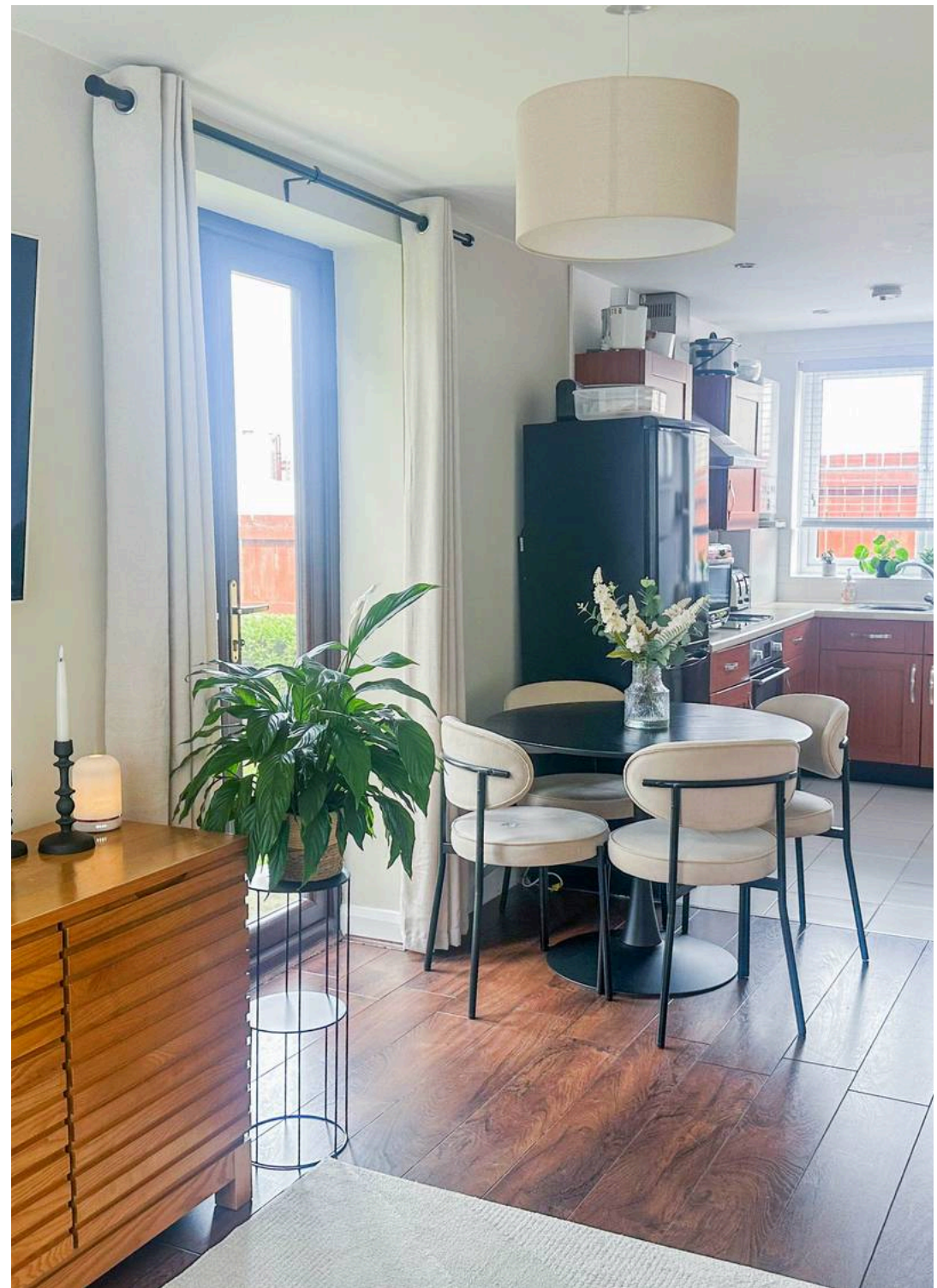
We understand that the property is held on a lease with approximately **77yearsremaining**. Prospective purchasers should be aware that the remaining lease term may affect mortgage availability, future saleability and the cost of extending the lease. Buyers are advised to seek independent legal advice and satisfy themselves regarding the lease term and any associated implications before proceeding. All lease information should be verified by the purchaser's solicitor.

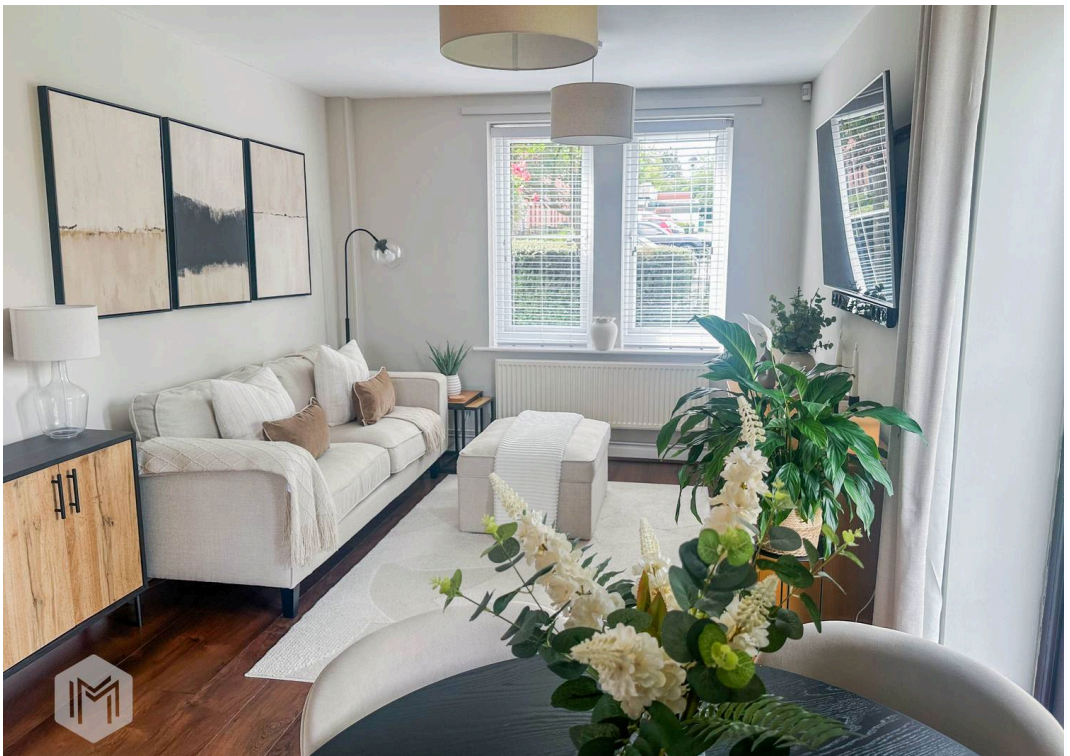
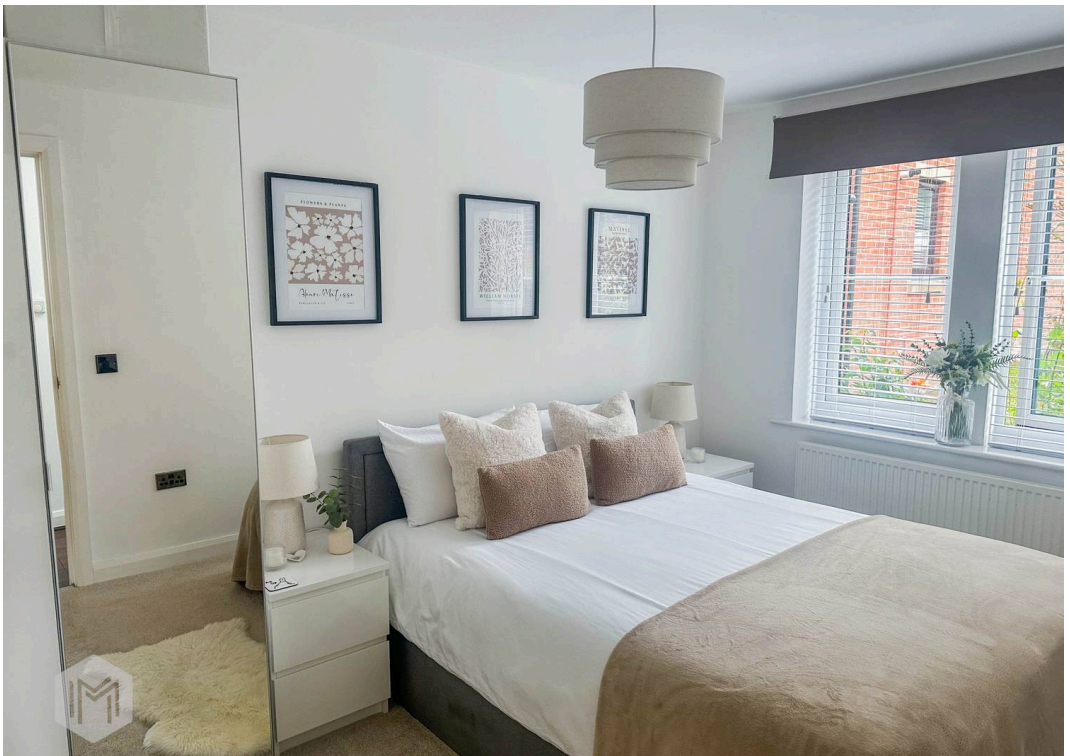
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

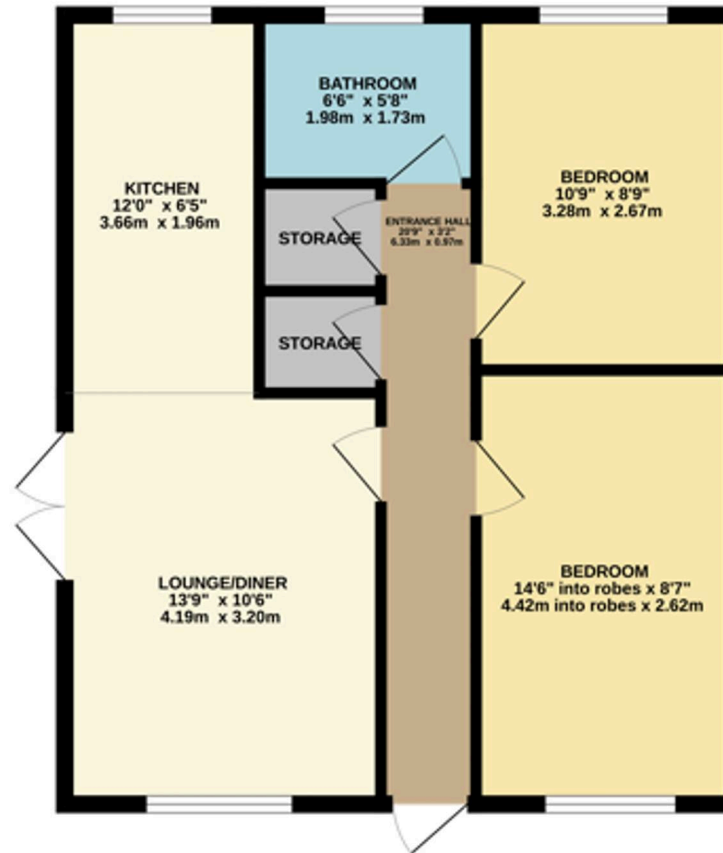
EPC Environmental Impact Rating:







GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA: 589 sq.ft. (54.7 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 misstatement. 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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Miller Metcalfe Harwood

Miller Metcalfe Sales & Lettings, 87A Lea Gate - BL2 4BQ

01204 308000 • harwood@millermetcalfe.co.uk • millermetcalfe.co.uk/

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