



Cottenhams, Blindley Heath

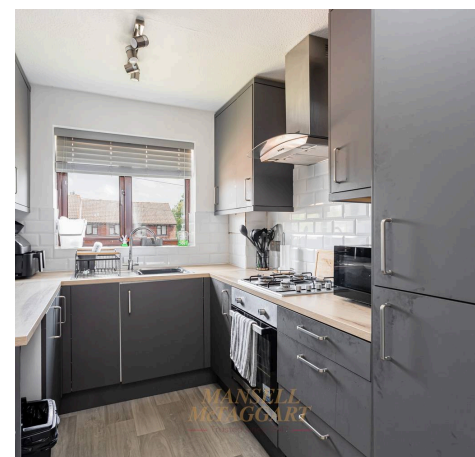
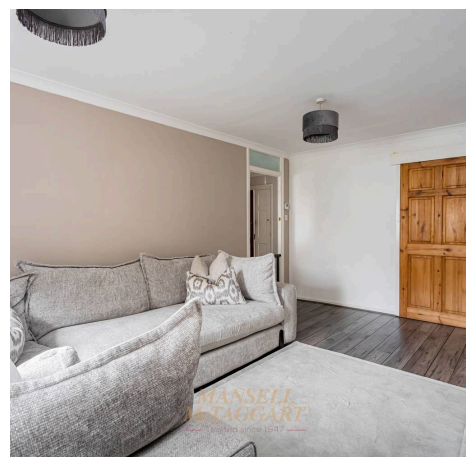
Guide Price £185,000 – £195,000

**MANSELL
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A one bedroom first floor apartment which is situated within a cul-de-sac in the quiet village of Blindly Heath. The property offers 515 Sq ft and benefits from a communal garden, loft storage, low leasehold fees and a new lease granted upon completion.

The living accommodation briefly comprises: stairs to the first floor; entrance hall with two storage cupboards and loft access to the partially boarded loft; living room with front aspect views; fitted kitchen with a range of wall and base level units, electric oven, four gas ring hob, fridge freezer and space for other appliances; double bedroom with fitted wardrobes. A family bathroom with a WC, wash hand basin, heated towel rail and bath with an overhead shower completes the living accommodation.

Externally, there is plenty of parking in the street and a well maintained mainly laid to lawn communal garden.





Ground rent – £10 per annum

Service charge – £507.02 per annum

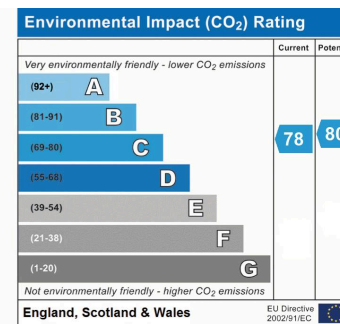
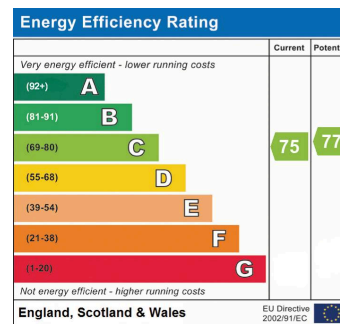
Ground rent – £10 per annum

Length of lease – lease to be extended upon completion, taking the lease to 174 years.

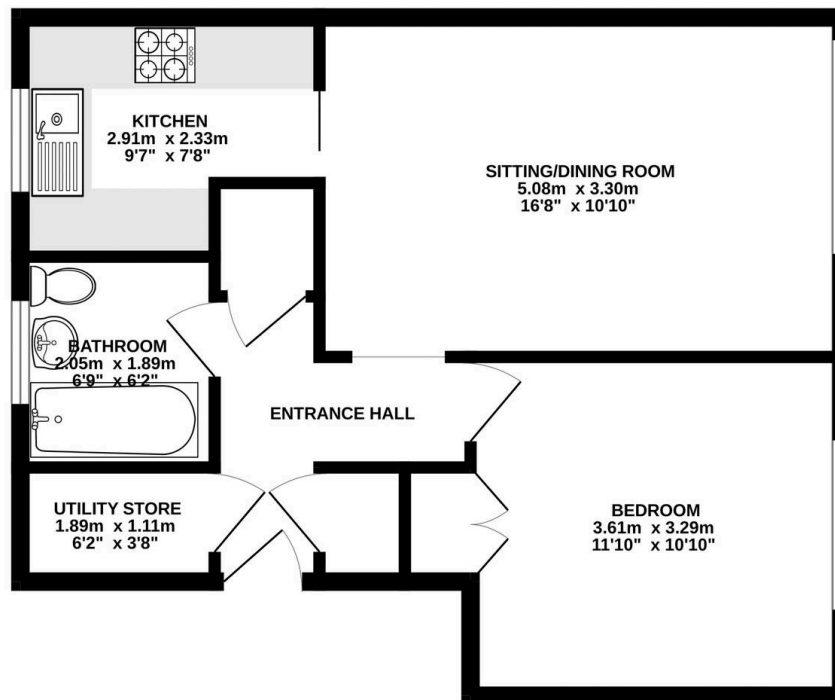
Council Tax band: B

Tenure: Leasehold

- First floor flat
- One double bedroom
- 515 Sq ft of living space
- Two large storage cupboards and loft access
- Open plan living space
- On street parking
- Communal garden
- New lease upon completion
- Cul-de-sac location
- Low service charge & ground rent



FIRST FLOOR
47.8 sq.m. (515 sq.ft.) approx.



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TOTAL FLOOR AREA: 47.8 sq.m. (515 sq.ft.) approx.

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