



**Poplar Road, Oxton, CH43**

**Guide Price £100,000**

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

Set within a well managed development where you can only buy; you cannot lease/sub-let. Which means that you will always know, in a reassuring way, who your neighbours are. Simply put - no tenants are allowed at Yewdale Park.

This apartment sits within an apartment block of only ten; and stands at the lower end of Yewdale Park. There is a long lease of 999 years from 1970 and with the allocated and undercover parking included the service charges are currently £100 per month.

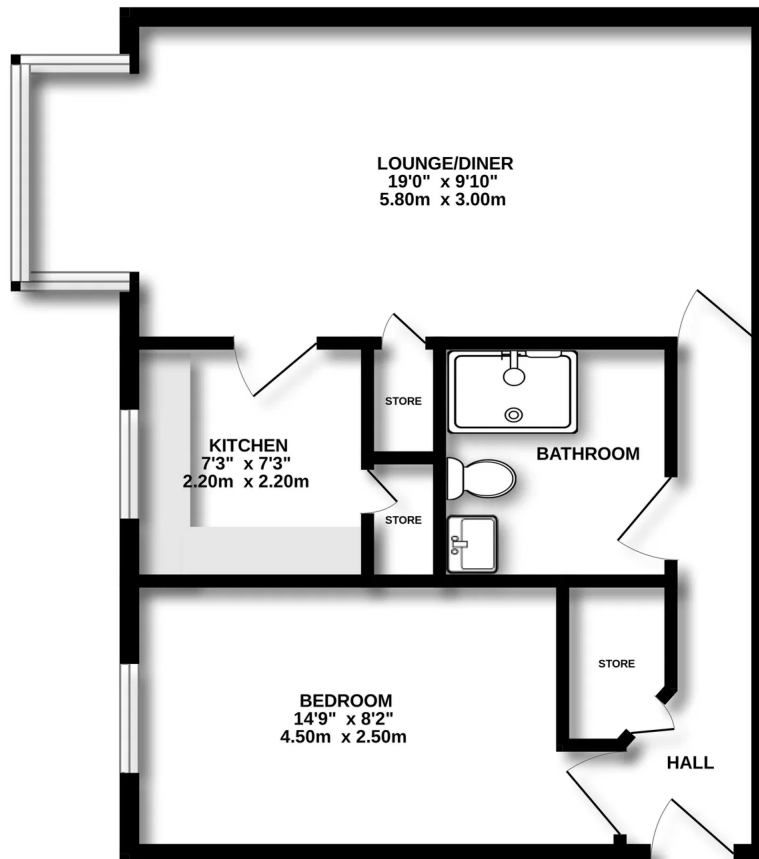
A great opportunity then to get your budget and your design ideas together to transform this well located, well managed, sensibly proportioned apartment into a charming bijoux pad; just a hop skip and a jump into the village. A further opportunity then to enjoy conservation village life on foot, leaving the car safely undercover from the elements.

From the village turn left on the corner by the post office and first right. Yewdale will be found up on the left hand side. For walkers there's a gated path closer by. For directions sat nav: CH43 5XD

**Council Tax Band: A**



MID FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 502 sq.ft. (46.6 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 mis-statement. 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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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 39                      | 55        |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

- 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.
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