



- CHAIN FREE!
- Ideal First Time Buy/Investment
- First Floor Flat
- 2 Bedrooms
- Lounge/Diner
- Fitted Kitchen & Bathroom
- Allocated Parking Space
- Sought After Bottesford Location

Rileston Place, Bottesford, DN16 3SP,
£85,000





Offered for sale with NO ONWARD CHAIN in the sought after and desirable Bottesford location, this leasehold first floor flat on Rileston Place is a fantastic opportunity for first time buyers or investors. The accommodation briefly comprises of 2 bedrooms, lounge/diner, kitchen and bathroom. Additional features include a front garden and an allocated parking space. The flat sits in an excellent position which is not overlooked from the rear, within walking distance to the Bottesford Beck and within close proximity to a range of highly regarded schools and local amenities. Any interested parties please be aware this property is leasehold. There is an annual ground rent of £275 per annum (paid June 2025). The lease began in March 1977 for a term of 99 years, with 51 years remaining. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: A



Lounge

Having uPVC double glazed window to the rear aspect and radiator.

Kitchen

8' 6" x 7' 5" (2.59m x 2.26m)

Having uPVC double glazed window to the rear aspect, gas central heating boiler (new 2015, serviced annually), a range of wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor, full height fridge freezer (new 2023) and space/plumbing for washing machine.

Bedroom 1

9' 7" x 12' 3" (2.92m x 3.73m)

Having uPVC double glazed window to the front aspect, radiator and built in cupboard.

Bedroom 2

10' 4" x 8' 9" (3.15m x 2.66m)

Having uPVC double glazed window to the front aspect and radiator.

Bathroom

5' 4" x 6' 3" (1.62m x 1.90m)

Having uPVC double glazed window to the side aspect, panelled bath with shower over, wash hand basin, WC and radiator.

Outside Front

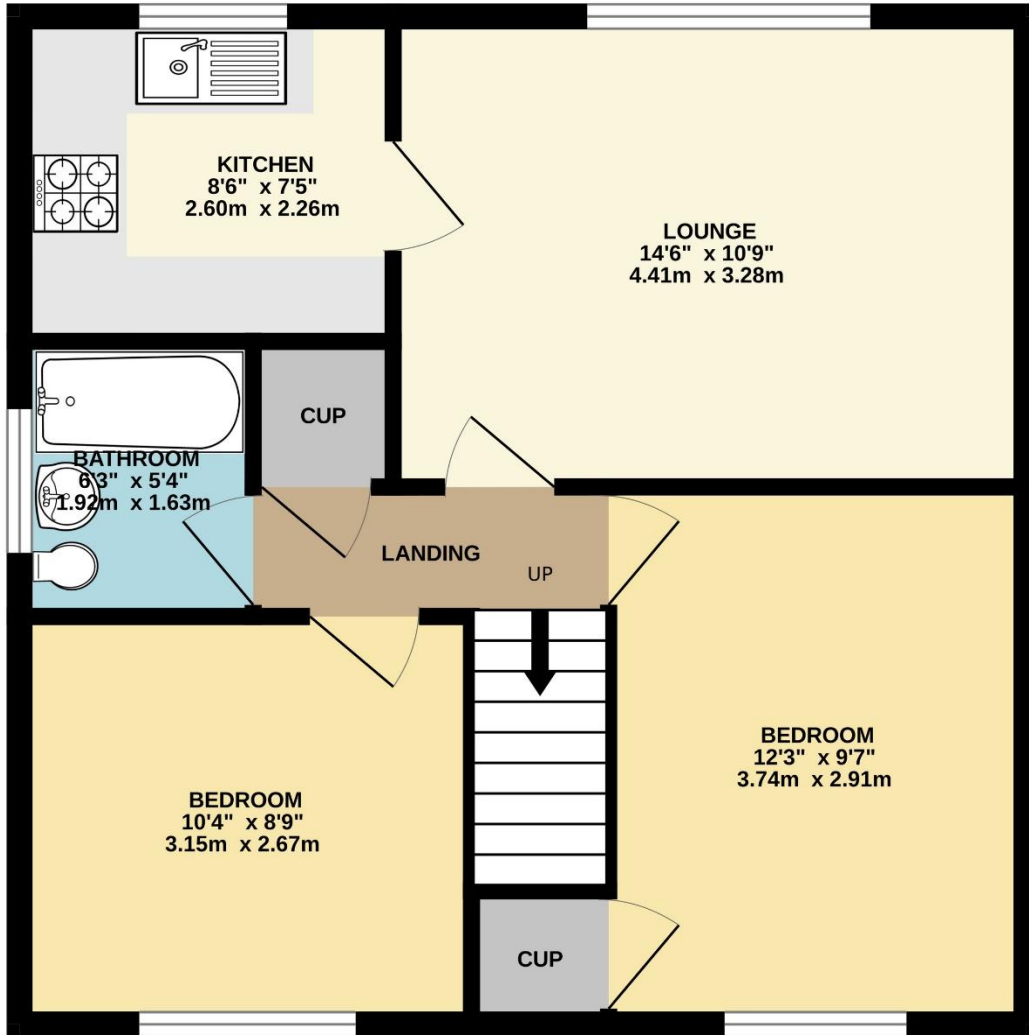
Having a lawned front garden and an allocated parking space.

Agents Note

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FIRST FLOOR



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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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