HANOVER DRIVE

WINLATON

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CHAIN FREE This well presented one bedroom upper floor flat is in the popular part of Hanover Estate, a short walk from local shops, amenities and transport links. The property comprises of entrance hall, living room, separate kitchen, bedroom and modern style bathroom W/C. Gas central heating with a new Baxi boiler fitted in 2026. Externally the property benefits from a garage adjacent to the property, along with on street parking and a shared communal garden. Ideal first home or investment. Viewing highly recommended. EPC Rating C.





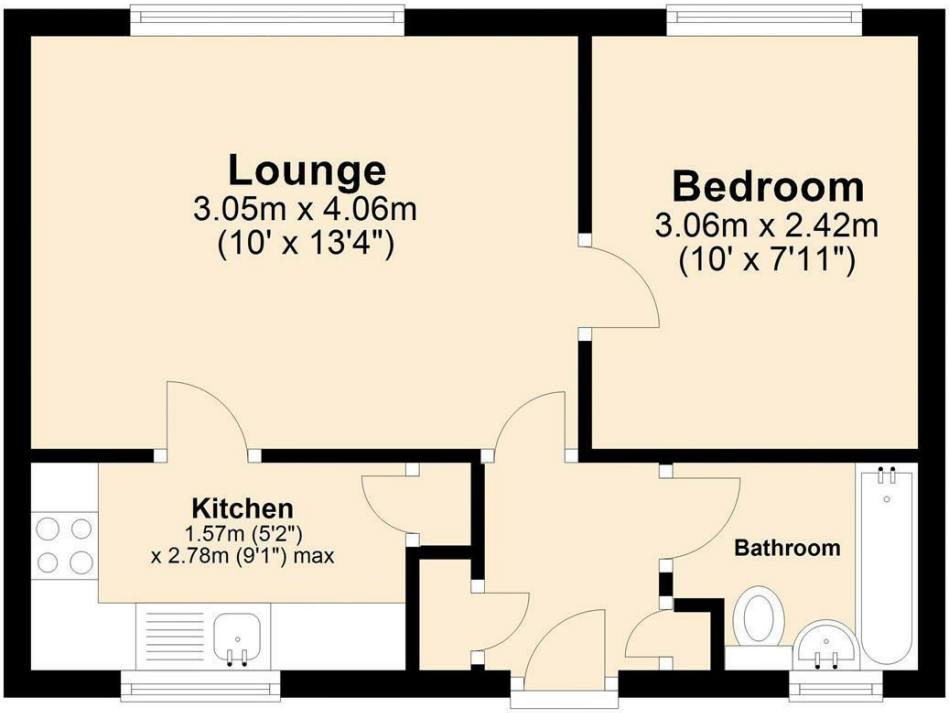




- ***CHAIN FREE***
- IDEAL FOR INVESTORS/FIRST TIME BUYERS
- One Bedroom Upper Flat
- Recently Fitted Boiler
- Garage
- EPC Rating C

First Floor

Approx. 31.0 sq. metres (333.3 sq. feet)



Total area: approx. 31.0 sq. metres (333.3 sq. feet)

Lounge
13'4" x 10'0"

Kitchen
9'1" x 5'2" max
Fitted with a range of wall and base units, built in oven and hob. Space for freestanding appliances (not included).

Bedroom
10'0" x 7'11" max
Built in wardrobe.

Bathroom
6'0" x 5'1"
Bath with shower over, wash basin, W/C.

Garage
In block next to property. Up and over garage door.

Externally
Parking available on street. Shared communal garden.

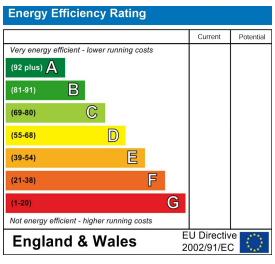
Additional information
Council tax band: A
We understand this property is leasehold.
Mobile phone coverage and broadband availability:
https://checker.ofcom.org.uk/
Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

Leasehold information
Length of original lease: 125 years. Original date: 2001. Years remaining: 100 years. Annual ground rent: £31. Ground rent review period: TBC. Last ground rent review date: TBC. Annual service charge: £1,648.31
Included in the service charge: General repairs, management fee, accounting fee, emergency lighting and testing, grounds maintenance, sundry expenditure and buildings insurance.
We have been advised that works have been carried out to the fascias and soffits and that upgrading work to the concrete steps and balconies is planned for the future. Your legal advisor will provide further details on this.

Note regarding photographs
Please note, these photographs were taken before the current tenant moved in. They will be updated once the tenant vacates.

Important note to purchasers
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.

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Offers Over £45,000

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