



Oxclose Park Gardens,

 william
h brown

welcome to

Oxclose Park Gardens,

GUIDE PRICE £130,000-£140,000 Modern two-bed apartment with lounge/dining room and Juliet balcony, kitchen, en-suite and two bedrooms, family bathroom and allocated parking. Located in Halfway close to shops, schools and transport links—ideal for first-time buyers or investors.



Communal Entrance

Having a secured communal entrance.

Hall

Having an entrance door and heater.

Lounge/Dining Room

Having a double glazed window, electric heater and French doors to the Juliet balcony..

Kitchen

A range of wall and base units, inset sink with tiled splash backs. Integrated dish washer and washing machine. Electric oven and hob with extractor above. Plinth heater and double glazed window.

Bedroom One

Three double glazed windows and heater. Fitted wardrobes.

En-Suite

A suite comprising shower, wc and wash hand basin. Partial tiling to the walls and double glazed window.

Bedroom Two

Double glazed window and heater.

Bathroom

A suite comprising bath with mixer tap attachment, wc and wash hand basin.

Parking

There is an allocated parking space with the property.



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Oxclose Park Gardens,

Two Bedrooms, master en-suite

- First floor apartment
- Lounge/Dining room with Juliet balcony
- Allocated parking space
- Access to local amenities

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: 1700.00

Ground Rent: 250.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£130,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
CPK114952 - 0002

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