

Flat 1, 22 Crescent Road, Bognor Regis, West Sussex, PO21 1QG

£120,000

Leasehold



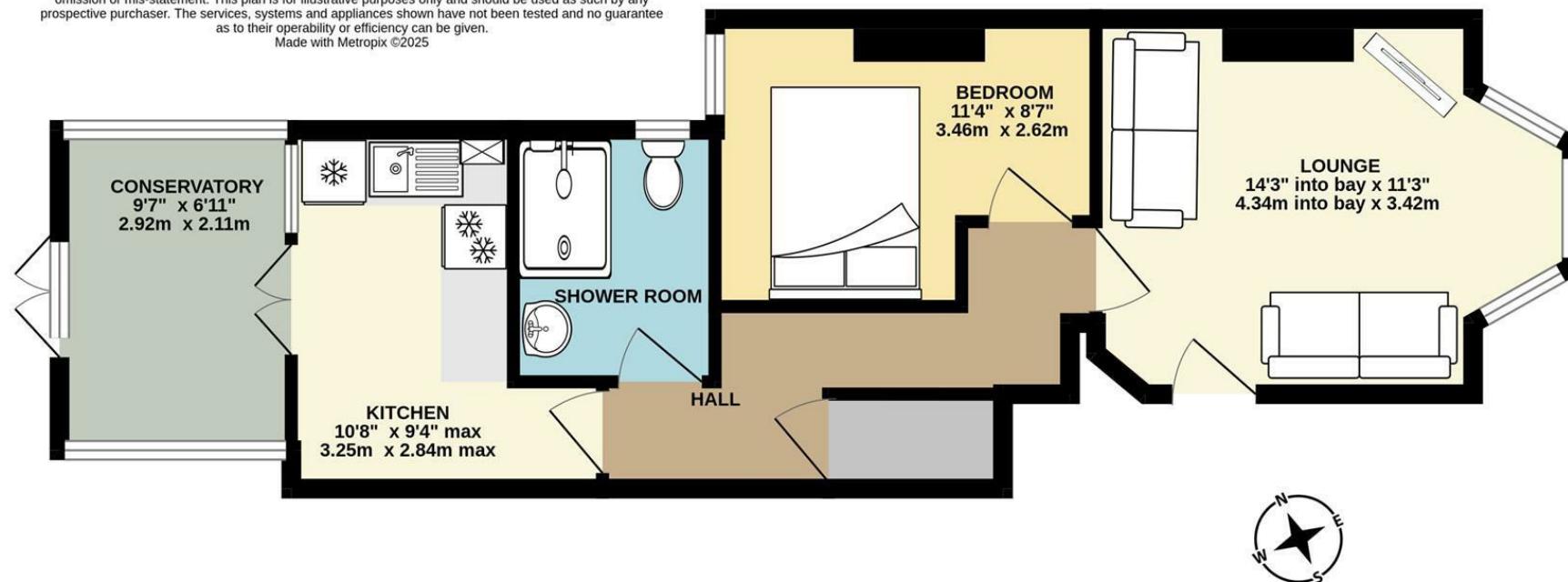
## GROUND FLOOR

487 sq.ft. (45.3 sq.m.) approx.

TOTAL FLOOR AREA : 487 sq.ft. (45.3 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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- Ground Floor Garden Flat
- Some Updating Required
- Lounge
- Double Bedroom
- Kitchen
- Bathroom
- Gas Central Heating and mostly Double Glazed
- Small Private Rear Garden
- Offered with NO FORWARD CHAIN
- Conveniently Situated within 400 Yards of Bognor Regis Town Centre, Railway Station and the Seafront

The Following information has been provided by the seller. We would advise that you ask your solicitor to verify this information during the course of your purchase:

Length of Lease

101 Years from 1st January 2019 - 94 Years Remaining

Annual Service Charge

50% of the costs for the building

Annual Ground Rent

£200 per year

Annual Buildings Insurance

£299.07 for the current year





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band A