



Old Court Mews, St Martins Street PE1 3BX

£80,000



\*\*\* NO ONWARD CHAIN \*\*\* " The perfect investment opportunity or first time buy awaits! Located close to the city centre, this 1 bedroom flat benefits from no onward chain and comprises of a living area, kitchen, a double bedroom and bathroom. Council Tax Band - A / EPC Energy Rating - D "

## ENTRANCE

Communal door to front and stairs to front door.

## KITCHEN

7' 1" x 8' 6" (2.16m x 2.59m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink and space for cooker. Window to rear and wall mounted heater. Open into:

## LIVING SPACE

9' 5" x 12' 5" (2.87m x 3.78m) (approx) Window to rear and heater.

## BEDROOM

10' 7" (max) x 9' 8" (3.23m x 2.95m) (approx) Window to front, heater and built in wardrobe.

## BATHROOM

8' 2" x 4' 3" (2.49m x 1.30m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Window to front and heater.

## LEASE DETAILS

Service charge for the period starting on 1 Sep 2025 to 28 Feb 2026 is £761.41

The lease length is 125 years from 1 September 1987.

The ground rent is £25 per year.

## AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

