

£225,000  
Leasehold



**THOMAS CONNOLLY**  
ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT




## Summary of Property

Thomas Connolly Estate Agents are pleased to present this two bedroom, top floor apartment situated in the highly desirable location of Newton Leys, which offers close proximity to the Newton Leys District Centre offering shops and amenities including an Asda. This property is also a short walk from Willow Lake Park.

The accommodation in brief comprises; entrance hall, open plan kitchen/diner/lounge, two bedrooms, an en-suite shower room to the master bedroom and a family bathroom. This property also benefits from off road parking for one car. There are 998 years left on the lease.

Please note the following charges: £1200pa maintenance charge.

Please contact us for further information or to confirm your viewing appointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>83</b>	<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

# Room Descriptions

## TOP FLOOR APARTMENT

### ENTRANCE HALL

### OPEN PLAN KITCHEN / DINER / LOUNGE

19' 8" x 14' 1" (5.99m x 4.29m)

### BEDROOM ONE

11' 4" x 10' 10" (3.45m x 3.30m)

### EN-SUITE SHOWER ROOM TO MASTER BEDROOM

### BEDROOM TWO

14' 1" x 8' 6" (4.29m x 2.59m)

### FAMILY BATHROOM

### OFF ROAD PARKING FOR ONE CAR

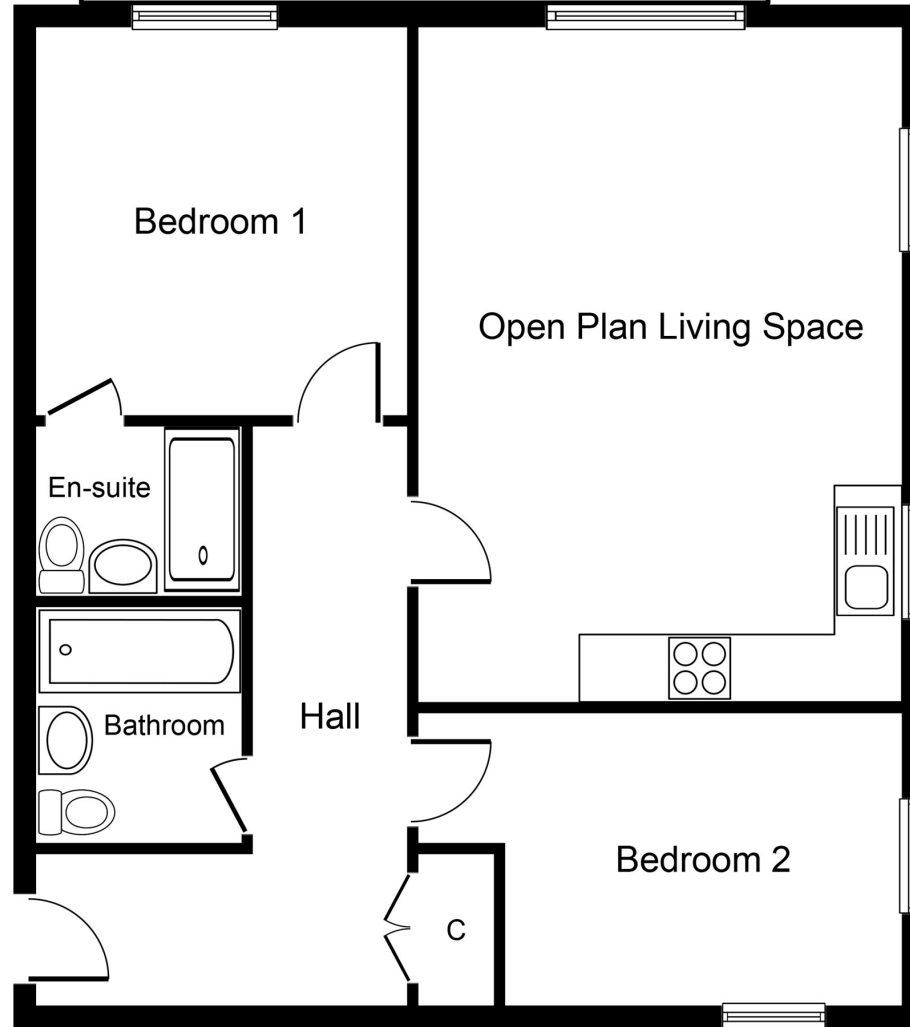
## PLEASE NOTE

These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect. Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Thomas Connolly Estate Agents advise perspective buyers to recheck all measurements prior to committing to any expense. We confirm we have not tested any apparatus, equipment, fixtures, fittings or services and it is within the prospective buyers interests to check the working condition of any appliances prior to exchange of contracts. Thomas Connolly Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor



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**Approx. GROSS Internal Floor Area 721 sq.ft. (67.0 sq.m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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