

15, Wenham Court

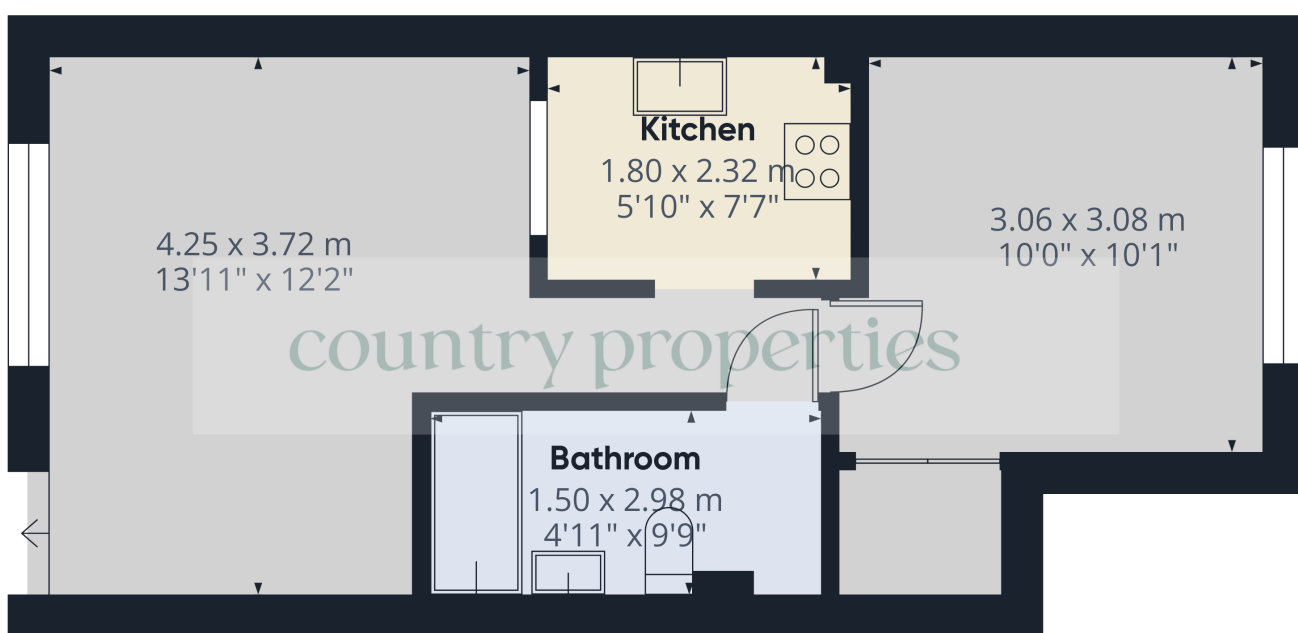
Walkern,
Hertfordshire, SG2 7ND

£169,950

country
properties

Hertfordshire, SG2 7ND

Walkern,



Approximate total area⁽¹⁾

36.2 m²

389.66 ft²

GIRAFFE360

country properties

PRICE REDUCED, Ideal for first time buyer/investor, this ground floor apartment located within the small residential development of Wenham Court. The property is located to the front of the development overlooking horses fields and is within easy walking distance of the village centre primary school, shops, and popular locals etc.

- ALLOCATED PARKING SPACE
- LEASEHOLD -112 YEARS REMAINING
- LOUNGE/DINER
- EPC RATING C
- ONE BEDROOM
- GROUND FLOOR APARTMENT
- CLOSE TO VILLAGE CENTRE
- VIEWS OVER HORSES FIELD
- IDEAL FIRST HOME OR INVESTMENT

Accomodation

Lobby area

Glazed panel door to lobby, opening to living area

Living area

14' 11" x 13' 10" (4.55m x 4.22m) Window to front over looking fields, convector/storage heater, the living room opens to the kitchen.

Kitchen

7' 11" x 5' 8" (2.41m x 1.73m) Range of base and eye level cupboards with single drainer sink unit cupboards and drawers below, hob with oven below, further units housing work surfaces, plumbing for washing machine, tiled surrounds, wood flooring.

Inner hall

Giving access to bedroom and bathroom.

Bedroom

9' 11" x 8' 11" (3.02m x 2.72m) Window to rear, electric heater, cupboard housing hot water tank.

Bathroom

Suite consisting of bath with shower, wash hand basin with cupboard below , wc, tiled surrounds, towel rail.



Outside

Gardens

There are communal gardens to front laid to lawn with borders and shrubs. Outside store shed.

Car parking

There is an allocated car standing space to rear plus visitor parking.

Agents notes

There is 112 years remainig on the lease, the ground rent is £300 per annum and the current annual service charge is £1150.

