



**Aldersgate Court
Bartholomew Close
London
EC1A 7ES**

Offers in Excess of £291,000

bettermove

Bartholomew Close London

Bettermove are proud to present this ground floor one bedroom studio apartment in London, available with no forward chain.

The property benefits from double glazing and electric heating throughout. The council tax band is C.

This is a leasehold property with 92 years remaining on the lease; the ground rent is £80 per annum and the service charge is £1,300 per annum.

The interior of this well presented ground floor studio apartment has the main studio bedroom with fitted kitchen, modern bathroom and an external entrance area.

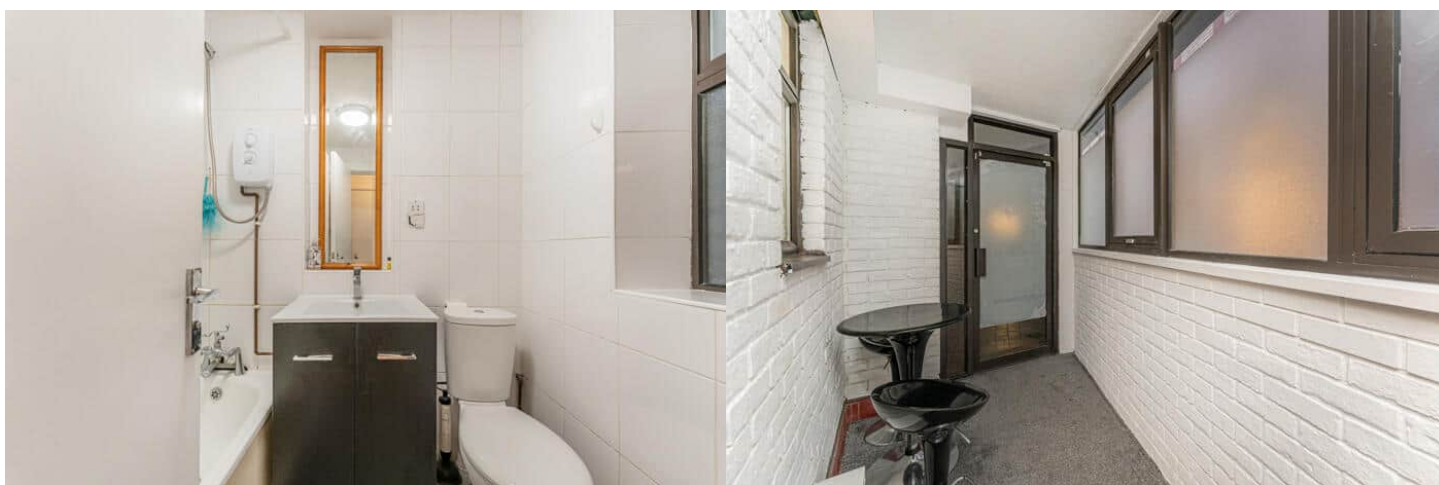
Located near Smithfield, Cloth Fair and St Bartholomew the Great, in one of the most historic quarters of the City of London, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Barbican (Elizabeth, Circle, Hammersmith & City and Metropolitan) and Farringdon (Elizabeth line, National Rail, Circle, Hammersmith & City and Metropolitan).

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

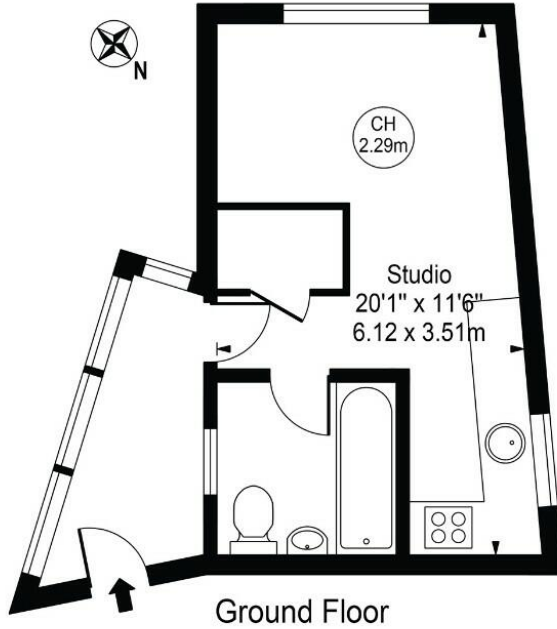
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



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Approx. Gross Internal Area 280 Sq Ft - 26.01 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright Morrianti Photography & Design LTD

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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