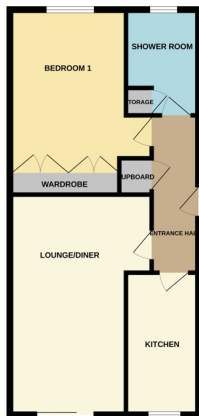




13 William Nichols Court, Huntly Grove PE1 4DW

£123,000



*** GROUND FLOOR FLAT WITH GARAGE *** " Located close to the city centre, this one bedroom ground floor flat is spacious and benefits from being sold with no onward chain. The flat block also has communal gardens and washing line areas. Inside, there is an entrance hall, refitted kitchen, lounge/diner, bedroom with fitted wardrobes and a shower room. There is also a garage. EPC Energy Rating - C/Council Tax Band - B".

ENTRANCE

Door to side, storage cupboard with tumble dryer enclosed and radiator.

KITCHEN

12' 5" x 6' 4" (3.78m x 1.93m) (approx) Fitted with a range of base units with work surfaces over, stainless steel sink with mixer tap, integrated oven, gas hob, microwave, integrated dishwasher, and integrated fridge/ freezer, radiator. Window to front.

LOUNGE / DINER

10' 2"(min)(3.10m) 12' 5"(max) x 19' 3" (3.78m x 5.87m) (approx) Sliding doors to rear.

BEDROOM 1

10' 2" (min) (3.10m) 12' 5"(max) x 14' 3"(to wardrobe) (3.78m x 4.34m) 16' 4"(to wardrobe) (4.98m)(approx) Window to rear, built in wardrobes and radiator.

SHOWER ROOM

9' 3" x 6' 3" (2.82m x 1.91m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle, heated towel rail and cupboard with plumbing for a washing machine. Window to rear.

OUTSIDE

Communal Gardens.

GARAGE

A single garage en bloc.

LEASE DETAILS

The lease expires on the 24th march 2212. The service charge for 28th September 2023 - 27th September 2024 is £1,150 to include buildings insurance, grounds/garden maintenance and more. If you require further details please contact the branch.

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.

