

£230,000
Leasehold



THOMAS CONNOLLY

ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT



Summary of Property

****CALLING ALL BUY TO LET INVESTORS ONLY - TENANT IN SITU****

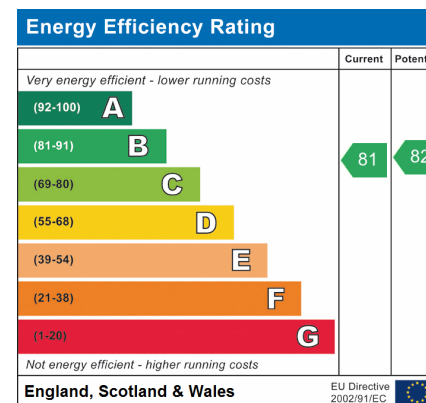
Thomas Connolly Estate Agents are delighted to offer for sale this first floor, two bedroom apartment set within the new development of Newton Leys, overlooking the lake. This property offers close access to the A5, and local shops and amenities.

Accommodation in brief comprises; communal entrance via intercom system, door to private entrance, open plan living area with balcony, fitted kitchen with integrated appliances, two bedrooms, en-suite shower room to the master and a family bathroom. This property also benefits from an allocated parking space.

Please note the following charges: Ground rent - £250pa. Maintenance charges - £1100pa.

There are 115 years left years left on the lease.

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



Room Descriptions

FIRST FLOOR APARTMENT

ENTRANCE HALL

OPEN PLAN LOUNGE/DINER

15' 7" x 10' 2" (4.75m x 3.10m)

BALCONY OFF LOUNGE

KITCHEN

10' 2" x 6' 2" (3.10m x 1.88m)

BEDROOM ONE

11' 7" x 10' 4" (3.53m x 3.15m)

EN-SUITE SHOWER ROOM

BEDROOM TWO

11' 7" x 8' 6" (3.53m x 2.59m)

FAMILY BATHROOM

TWO STORAGE CUPBOARDS

ALLOCATED PARKING FOR ONE CAR

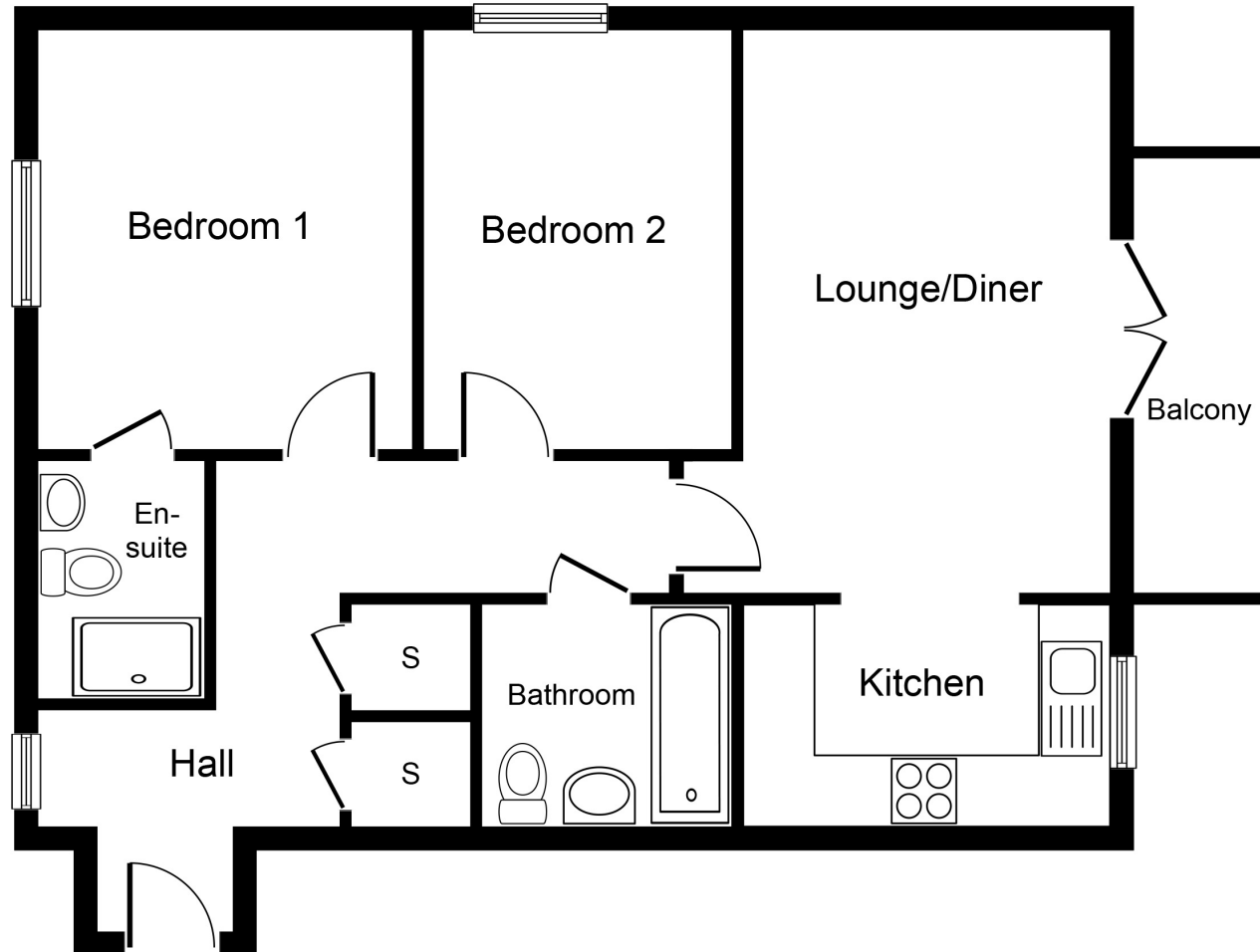
PLEASE NOTE

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 663 sq. ft. (61.6 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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