

£200,000
Leasehold



THOMAS CONNOLLY

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Summary of Property

Thomas Connolly Estate Agents are pleased to present this two bedroom, top floor apartment situated in the popular location of Ashland, conveniently located south of the main shopping centre, mainline train station and the M1 motorway.

The accommodation in brief comprises; entrance hall, open plan kitchen/lounge/diner, two bedrooms, family bathroom and two storage cupboards. The sitting room benefits from a Juliette Balcony with views overlooking the lake and this property also provides off road parking for one car.

Please note; Ground rent is £300pa and service charge is £196.67pcm. The lease has 106 years left.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Room Descriptions

TOP FLOOR APARTMENT

ENTRANCE HALL

KITCHEN

5' 10" x 15' 1" (1.78m x 4.60m)

SITTING ROOM

14' 9" x 17' 2" (4.50m x 5.23m)

BEDROOM ONE

9' 10" x 11' 11" (3.00m x 3.63m)

BEDROOM TWO

8' 1" x 12' 3" (2.46m x 3.73m)

FAMILY BATHROOM

PARKING ONE CAR OFF ROAD

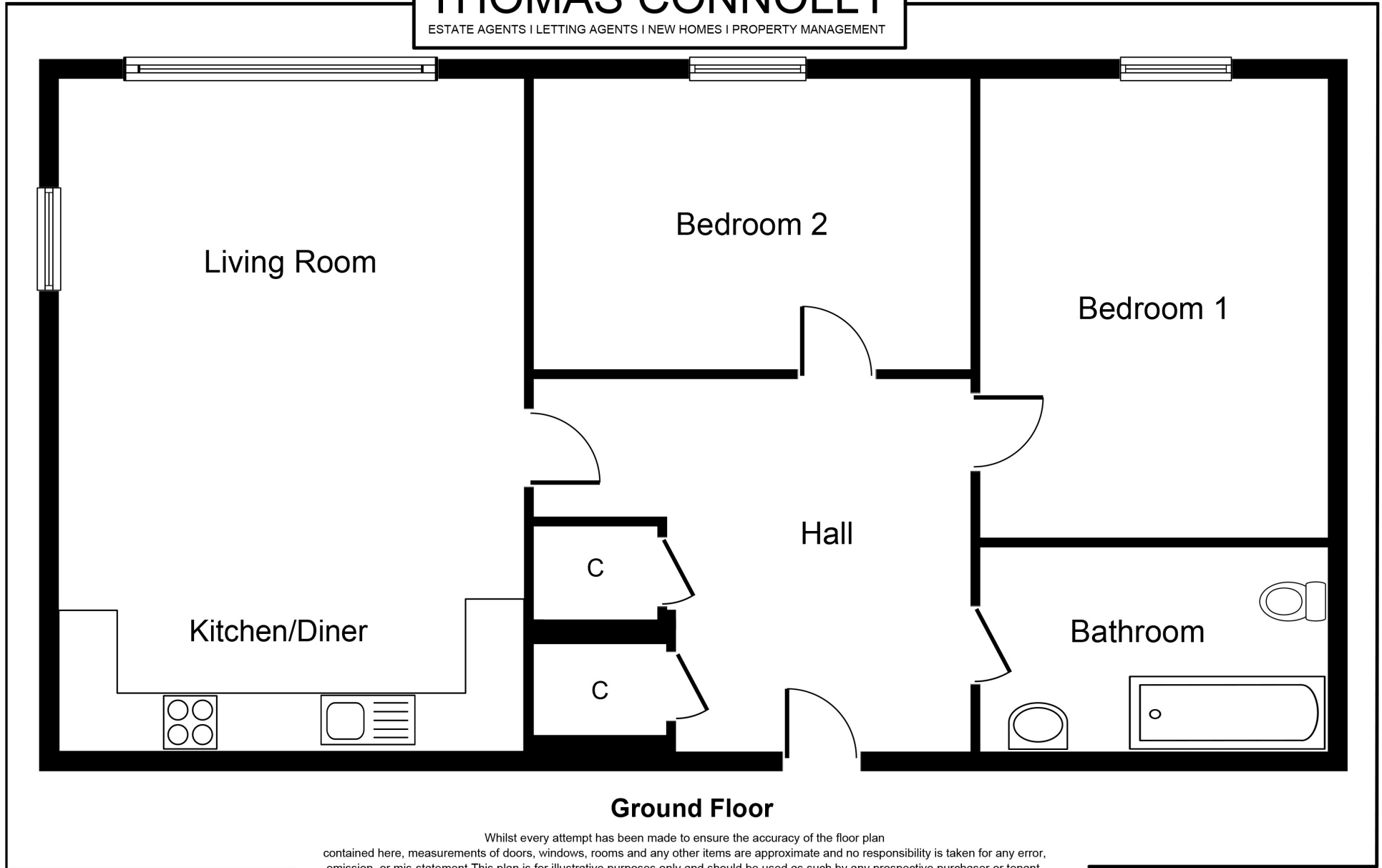
GENERAL

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 buyer's 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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Ground Floor

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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