



**1 Silver Birch Court, WITTERING PE8 6BY**

**£135,000**



**\*\*\* APARTMENT WITH NO ONWARD CHAIN \*\*\*** Situated in a small complex of apartments is this well presented ground floor property featuring a superb open plan living space and two car parking spaces. The apartment briefly comprises of an entrance hall, store cupboard, two double bedrooms, shower room and a spacious open plan kitchen lounge. Please call to arrange your personal viewing. EPC RATING C - COUNCIL TAX BAND A.

### ENTRANCE HALL

Store Cupboard. Radiator

### OPEN PLAN LOUNGE DINER AREA

3.00m x 6.19m (9' 10" x 20' 4") (approx) UPVC Windows to Front & Rear. Radiator.

### OPEN PLAN KITCHEN AREA

2.43m x 3.42m (8' 0" x 11' 3") (approx) UPVC Window to front. Range of high and low level units, worktop, sink with drainer, gas hob, electric oven, space for washing machine and dishwasher. Free standing fridge freezer will remain in the property on completion.

### BEDROOM 1

2.98m x 3.91m (9' 9" x 12' 10") (approx) UPVC Bay Window to the rear. Radiator

### BEDROOM 2

2.42m x 3.58m (7' 11" x 11' 9") (approx) UPVC Window to rear. Radiator. Built in Wardrobes

### SHOWER ROOM

1.85m x 1.73m (6' 1" x 5' 8") (approx) Shower, Sink, W/C and Towel Radiator

### OUTSIDE

The property can be accessed via communal entrance. There is a telephone entry system. Two allocated parking spaces in off road car park.

### AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.

### AGENT NOTE 2

The current owners have replaced the front UPVC French door to UPVC windows, to the original structure. Please refer to floorplan.

### LEASEHOLD INFORMATION

The property has approximately 108 years remaining of a 125 year term.

