

Guide Price
£205,000
Leasehold





Features

- Two double bedrooms
- Comfortable lounge with good natural light
- Fitted kitchen with built-in oven and hob
- Bathroom with bath and shower attachment
- Handy walk-in storage cupboard
- Gas central heating
- Double glazed windows
- Allocated parking space
- Loft access for additional storage
- Communal gardens maintained by the management company

Summary of Property

WELL-PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT WITH PARKING – IDEAL FIRST BUY OR INVESTMENT

Tucked away in a well-maintained development, this spacious two-bedroom ground floor apartment offers comfortable, low-maintenance living with the added bonus of communal gardens and an allocated parking space.

The accommodation begins with a welcoming entrance hall featuring a large walk-in storage cupboard and access to the loft space. The generous lounge enjoys good natural light through a double glazed window and opens into a neatly arranged kitchen, fitted with a range of units, roll-edge worktops, built-in oven and hob, and space for appliances including a fridge/freezer and washing machine.

There are two good-sized bedrooms – the main with dual aspect windows – both served by a well-proportioned bathroom complete with a panelled bath with mixer shower over, pedestal basin, low level WC and tiled surrounds. Additional benefits include gas central heating, double glazing, and communal gardens maintained by the management company. The property also comes with an allocated parking space.

Room Descriptions

ACCOMMODATION (Measurements and directions are approximate)

ENTRANCE HALL

With part double glazed front door, double glazed window, radiator, walk-in storage cupboard housing the wall mounted gas fired boiler and loft access.

LOUNGE 14'10 x 11'10 (4.52m x 3.61m)

With further loft access, double glazed window, television aerial point and double panel radiator. Arched opening through to the :

KITCHEN 10'6 x 6'9 (3.2m x 2.06m)

With a range of matching base cupboard and drawer units with contrasting roll edge fitted worktops over, tiling above the worktops, fitted wall units, space for fridge/freezer and fitted gas hob with built in electric oven beneath. Electric cooker hood and double glazed window. Inset single drainer sink unit with mixer tap, space and plumbing for washing machine.

BEDROOM ONE 14'7 x 9'0 (4.44m x 2.74m)

With two double glazed windows, radiator and television aerial point.

BEDROOM TWO 10'4 x 8'3 (3.15m x 2.51m)

With double glazed window, radiator and television aerial point.

Bathroom

With suite of panelled bath with mixer shower attachment, tiled surrounds, rail and curtain. Pedestal wash hand basin and low level w.c. Electric extractor fan, radiator, further tiled surrounds and electric light/shaver point.

Outside

Communal grounds surround the property which are maintained by the management company. This particular property has one allocated parking space.

Agents Notes

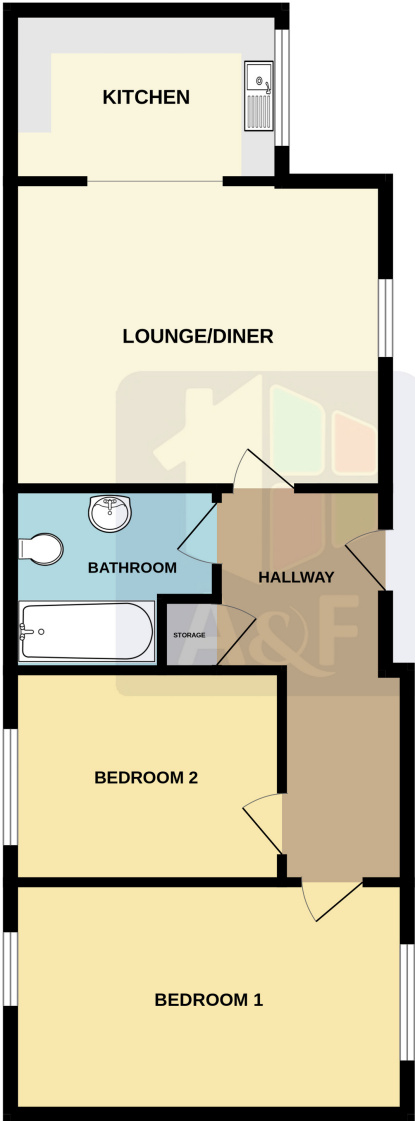
Leasehold - 999 years from approximately 2002 (976 years left)

Annual Service Charge £1,200 p.a. (paid twice-yearly @ £600 each payment) includes: Buildings Insurance, Garden Maintenance and external window cleaning.
There is no Ground Rent.



Floorplan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Material Information
Council Tax Band & Charge for Current Year
Band: B £1,905.64 for 2025/26
EPC Rating & Date Carried Out
D – 09/12/2022
Building Safety Issues
Non Reported
Mobile Signal
Ofcom Mobile Coverage Checker Provides official indoor and outdoor coverage predictions across all major UK networks (EE, O2, Three, Vodafone). Ofcom Mobile Coverage Checker provides official predictions for indoor and outdoor coverage across all major UK networks (EE, O2, Three, Vodafone).
nPerf Mobile Coverage Map Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. https://www.nperf.com/en/map/GB/-/-/signal?ll=20&lg=0&zoom=3
Mast Data Mobile Mast Summary Shows mast locations and coverage details for each mobile provider across the UK https://mastdata.com/coverage
Construction Type
Standard Construction
Existing Planning Permission
No Applications Currently Registered
Coalfield or Mining
N/A
Disclaimer: The information provided above has been obtained directly from the sellers or their representatives. While every effort has been made to ensure its accuracy, we cannot guarantee its completeness or reliability and advise interested parties to carry out their own due diligence