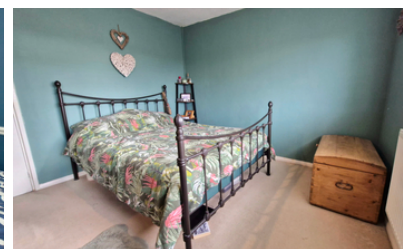
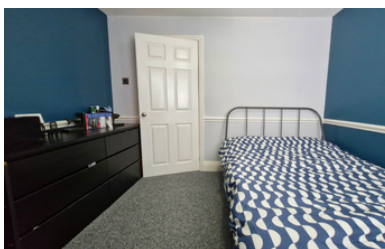
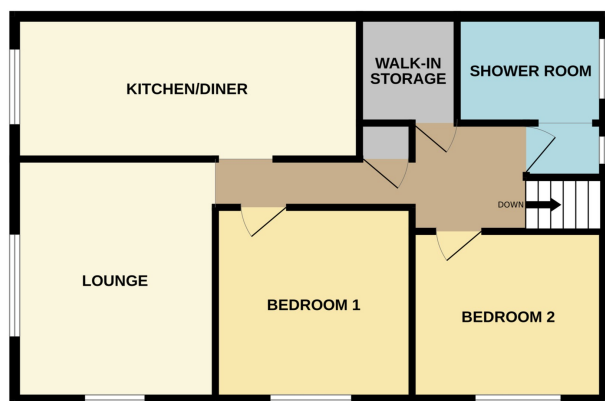




131 Wellington Way, MARKET DEEPING PE6 8LF

£150,000



***** TWO BEDROOM FLAT WITH GARDEN ***** This well presented first floor flat offers two generous double bedrooms and is conveniently located close to local amenities. The property features an entrance hall, a modern kitchen/diner with integrated appliances, a spacious lounge, and a refitted shower room. Additional benefits include a walk-in storage cupboard and a private garden. EPC Energy Rating C / Council Tax Band A.

ENTRANCE HALL

Part wood paneled walls, tiled floor. Stairs lead to the first floor accommodation.

HALL

Part wood panelled walls, radiator, coving and loft hatch to ceiling, cupboard housing central heating boiler.

WALK-IN STORAGE CUPBOARD

5' 3" x 5' 1" (1.60m x 1.55m) (approx)

LOUNGE

13' 3" x 11' (4.04m x 3.35m) (approx) UPVC double glazed windows to front and side aspects, dado rail, coving to the ceiling, television and telephone points and radiator.

KITCHEN/DINING ROOM

19' x 7' 10" (5.79m x 2.39m) (approx) Fitted with a range of base units with worktop over and one and a half bowl stainless steel sink and drainer unit with swan neck mixer tap over. Eye level oven, hob and extractor hood over. Integrated microwave, washer/dryer and dishwasher. Space for fridge/freezer. Full length cupboards. UPVC double glazed window, dado rail and radiator.

BEDROOM ONE

10' 7" x 9' 7" (3.23m x 2.92m) (approx) UPVC double glazed window, dado rail and radiator.

BEDROOM TWO

10' 9" x 10' 4" (3.28m x 3.15m) (approx) UPVC double glazed window and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising walk in shower, wash hand basin and WC. Radiator. UPVC double glazed window.

OUTSIDE

Set to the side of the property, the garden is accessed by a side gate.

UNALLOCATED PARKING TO THE FRONT OF THE PROPERTY

FLOORPLAN

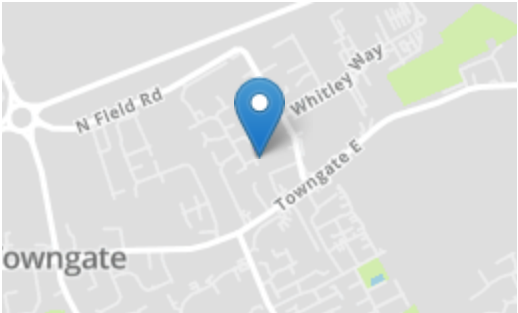
The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

AGENT NOTE

The lease has 125 years from 2nd October 2000.

The ground rent for the period 01/04/2025 to 31/03/2026 is £10 per annum.

The service charge for the period 01/04/2025 to 30/06/2025 was £50, estimating a total of £200 per annum.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(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

