

£230,000  
Leasehold



**THOMAS CONNOLLY**  
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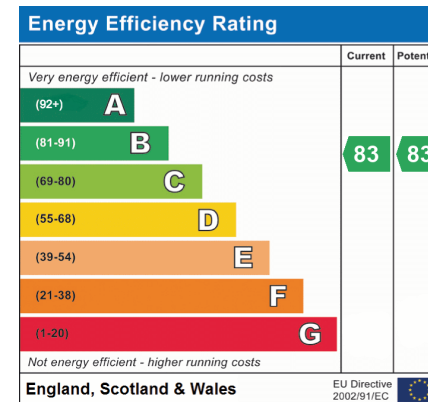


## Summary of Property

Thomas Connolly Estate Agents are delighted to present this two bedroom apartment, situated in the highly sought after development of Fairfields. This location offers excellent transport links, including easy access to the M1 and nearby train stations. The area boasts highly-rated schools, modern shopping facilities, and abundant green spaces, making it perfect for families and professionals alike.

As you enter this inviting third floor apartment, you are greeted by an entrance hall, which leads into the bright and contemporary open plan kitchen / dining / sitting room. This open space offers access to the balcony. The apartment boasts two well-proportioned double bedrooms, both offering ample space for furnishings. An appointed family bathroom offers convenience, complete with contemporary fixtures and fittings. Outside, there is one allocated parking space.

Leasehold information: The property has a service charge of £1337pa, a ground rent of £300pa and the has a lease length of 118 years remaining.



## Room Descriptions

### ENTRANCE HALL

### KITCHEN / DINING / SITTING ROOM

21' 8" x 14' 1" (6.60m x 4.29m)

### BEDROOM ONE

16' 1" x 11' 9" (4.90m x 3.58m)

### FAMILY BATHROOM

6' 7" x 7' 0" (2.01m x 2.13m)

### BEDROOM TWO

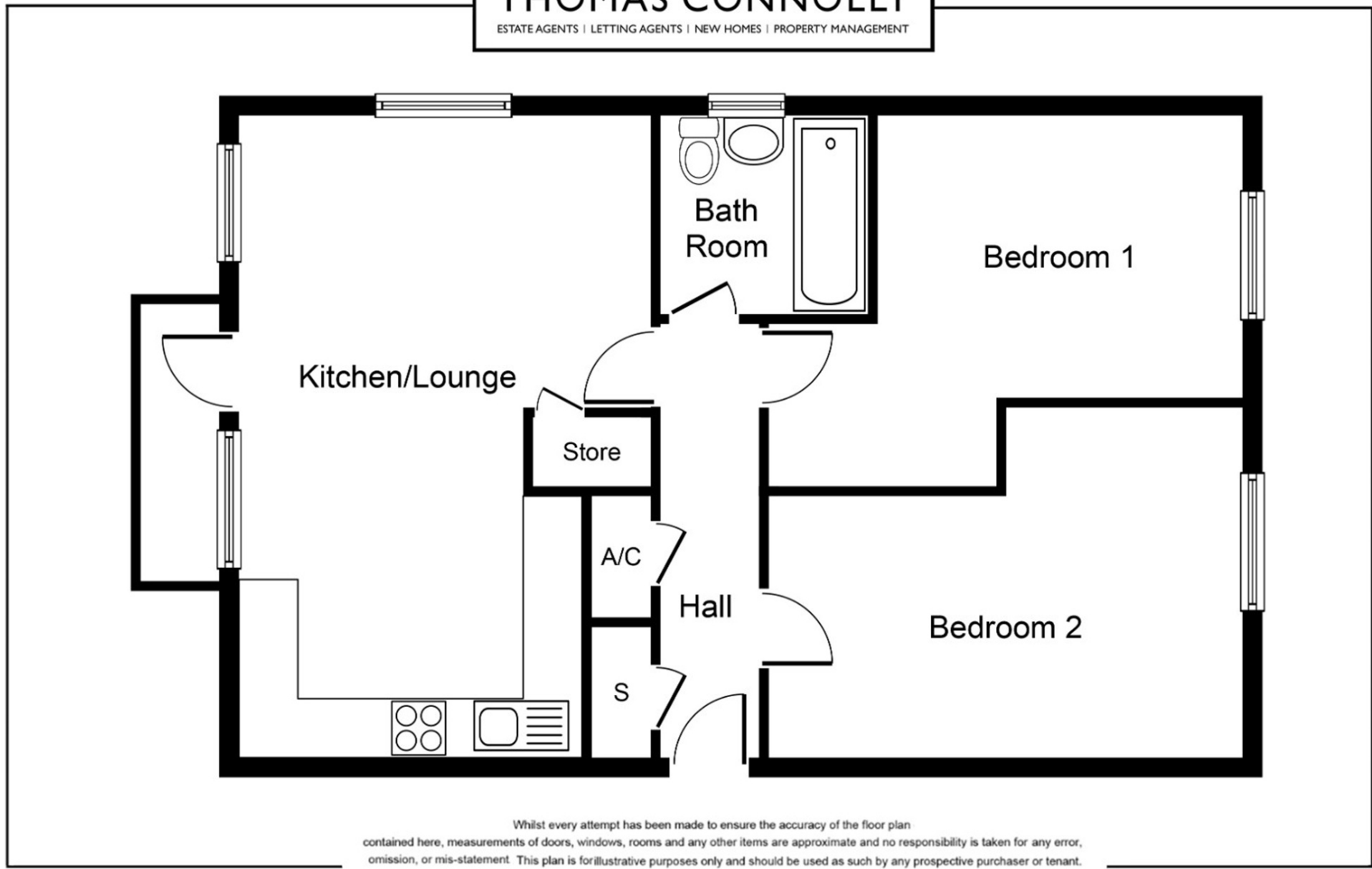
16' 10" x 8' 7" (5.13m x 2.62m)

### BALCONY

### ONE ALLOCATED PARKING SPACE



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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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