

£200,000
Leasehold



THOMAS CONNOLLY
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Summary of Property

Thomas Connolly Estate Agents are pleased to present this two bedroom first floor apartment situated in the popular location of Broughton, within close proximity to excellent school catchments, local amenities and transport routes.

The accommodation in brief comprises; entrance hall with storage cupboard, kitchen, sitting room, balcony off the sitting room, two bedrooms, en-suite shower room and Juliet balcony to bedroom one and a family bathroom. This property also benefits from off road parking for one car.

Please note there is a £1,570.91pa Service Charge and £165pa (£82.50 every six months) Ground Rent charge.

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Room Descriptions

FIRST FLOOR APARTMENT

ENTRANCE HALL

STORAGE CUPBOARD

KITCHEN

12' 4" x 8' 6" (3.76m x 2.59m)

SITTING ROOM

17' 3" x 10' 8" (5.26m x 3.25m)

BALCONY

5' 8" x 3' 1" (1.73m x 0.94m)

BEDROOM ONE WITH JULIET BALCONY

10' 6" x 9' 9" (3.20m x 2.97m)

EN-SUITE SHOWER ROOM

BEDROOM TWO

10' 5" x 8' 4" (3.17m x 2.54m)

FAMILY BATHROOM

OFF ROAD PARKING FOR ONE CAR

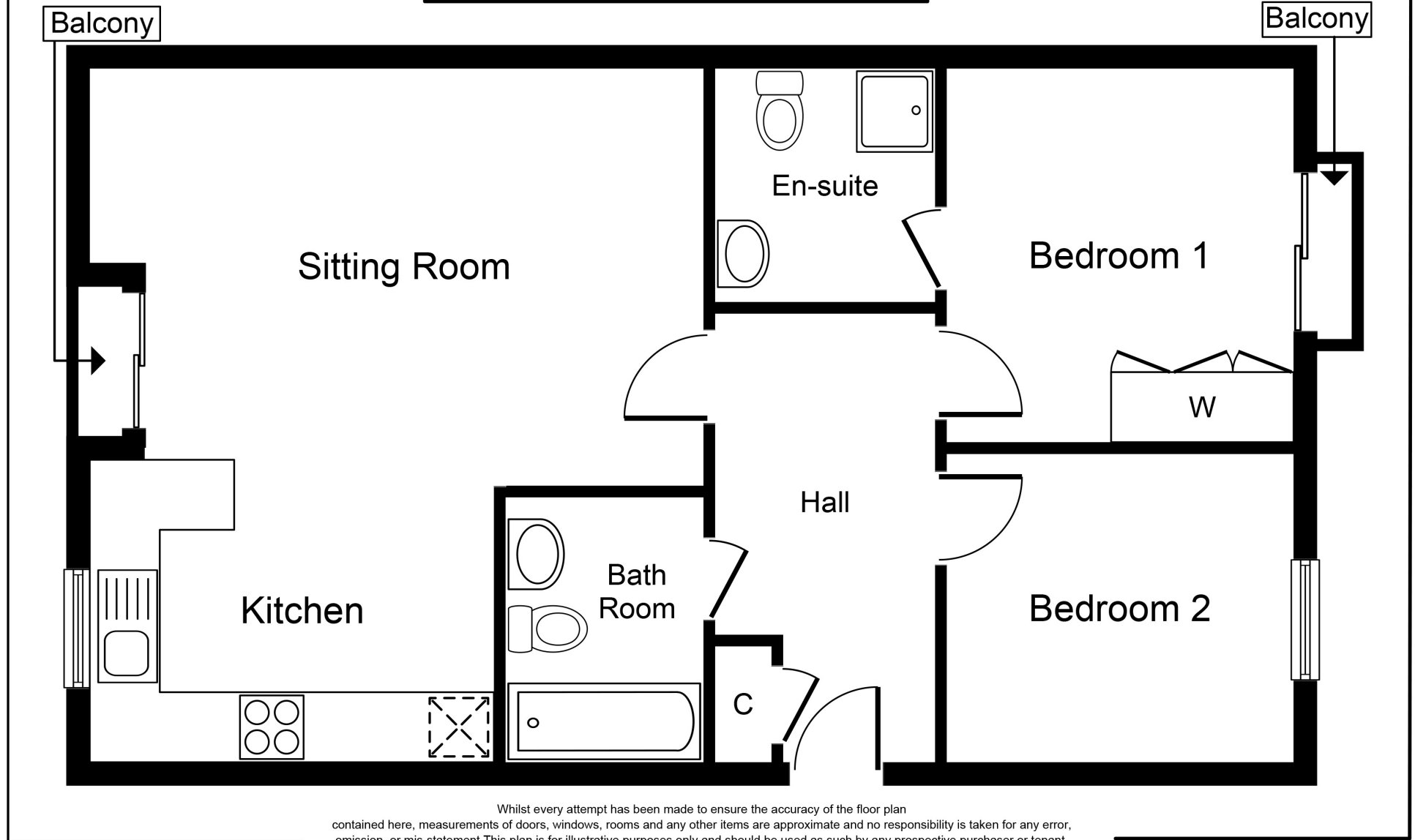
PLEASE NOTE

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 buyers 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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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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