





CHAIN FREE We are delighted to bring to market, this immaculately presented two bedroom split level maisonette. Close to the town centre, situated in a quiet cul de-sac, with all amenities very close by. Comprising entrance hallway, contemporary fitted kitchen and lounge/diner. To the first floor there are two double bedrooms, and a modern bathroom. Additionally, the property benefits from a garage en-bloc. Available with no onward chain, with the lease recently extended to 177 years, and with a peppercorn rent, this property makes an excellent buy. Early viewing comes highly recommended. Please note that the vendor is flexible with regards to furniture, and these can be left in the property at an agreed price if desired.

ENTRANCE HALL

KITCHEN

3.20m x 2.69m (10'6 x 8'10)

LOUNGE/DINER

4.55m x 4.01m max (14'11 x 13'2 max)

BEDROOM ONE

4.57m x 3.02m (15'0 x 9'11)

BEDROOM TWO

4.24m x 2.44m 2.74m (13'11 x 8' 9)

BATHROOM

PARKING

GARAGE EN-BLOC

TENURE

TENURE: Our seller has informed us that this property is **LEASEHOLD**. Years remaining: 177 years from 2023. Ground Rent: Peppercorn rent. Service Charge approx. £800pa.

DISCLAIMER

These particulars form no part of any contract and are issued as a general guide only. Main services and appliances have not been tested by the agents and no warranty is given by them as to working order or condition. All measurements are approximate and have been taken at the widest points unless otherwise stated. The accuracy of any floor plans published cannot be confirmed. Reference to tenure, building works, conversions, extensions, planning permission, building consents/regulations, service charges, ground rent, leases, fixtures, fittings and any statement contained in these particulars should not be relied upon and must be verified by a legal representative or solicitor before any contract is entered into.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.