Apartment

THE CHANTRY, FLADBURY, PERSHORE, WR10 2QY

Asking Price

£130,000

FEATURES

- ** SALE AGREED - Priced To Encourage A Quick Sale
- Top Floor Apartment
- Fladbury Village
- Own Private Garden
- Views to Open Countryside
- Sitting/Dining Room
- Bathroom
- Council Tax Band B | Energy Performance Rating D

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AVON ESTATES

2 Bedroom Apartment located in Fladbury

Entrance Hallway
Obscure glazed door with entry system, wood effect flooring, electric storage heater and airing cupboard with hot water tank.

Sitting/Dining Room
16'8" x 10'4"
Double glazed windows to the front and rear aspect with views over open country side, wood effect flooring, feature fireplace with electric fire, electric storage heater, TV point and telephone point.

Kitchen
9'6" x 7'5"
Double glazed window to the rear aspect with views, range of wall and base units with worktop over, sink, drainer, mixer tap, tiled splash back, space for and electric cooker, space for a fridge/freezer, space and plumbing for washing machine, walk in storage cupboard, tiled floor and wooden glazed sliding door leading to the hallway.

Bedroom One
14'5" x 10'3"
Double glazed windows to the front and rear aspect, electric storage heater and telephone point.

Bedroom Two
14'3" x 6'3"
Double glazed window to the side aspect, electric storage heater, wood effect flooring and fitted storage cupboard.

Bathroom
Obscure double glazed window to the rear aspect, tiled walls, white suite comprising of bath with electric shower over, pedestal wash hand basin, low level w/c and down lighting.

Tenure Leasehold
We understand the property is for sale 'Leasehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts. Ground rent £10 per annum. Service charges £500 per year to include grounds, communal area's, window cleaning, insurance, management charges, electrical testing and servicing and tv aerial.

Council Tax Band
Currently tax band 'B' this is subject to change during the conveyance if the property has been extended since 1st April 1991

Anti Money Laundering
We are now required by HM customs and excise to verify the identity of all purchasers and vendors as such should you wish to proceed with the purchase of this or any other property two forms of identification will be required. Further information is available from our office.

NB
Whilst we endeavour to make our sale's details accurate, if at any point there is anything of particular importance to you, please contact us and we will be pleased to check the information. Please do so if you're travelling some distance to view the property. These particulars are not to form part of the sale contract and may be subject to errors and/or omissions. The agents did not verify the property's structural integrity, ownership, tenure, acreage, planning/building regulations, status, square footage or the availability/operation of services and/or appliances. The property is sold subject to any rights-of-way, public footpaths, wayleaves, covenants and any other issues or planning/building regulation matters which may affect the legal title. Prospective purchasers must satisfy themselves as to the particulars correctness and should seek legal validation of all matters prior to expressing any formal intent to purchase. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale contract. No person in this firm's employment has the authority to make or give any representation or warranty in any respect

Second Floor

Call us on

01386 257180

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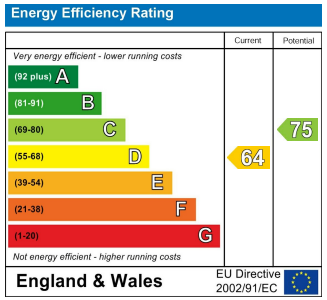
Council Tax Band

D



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.