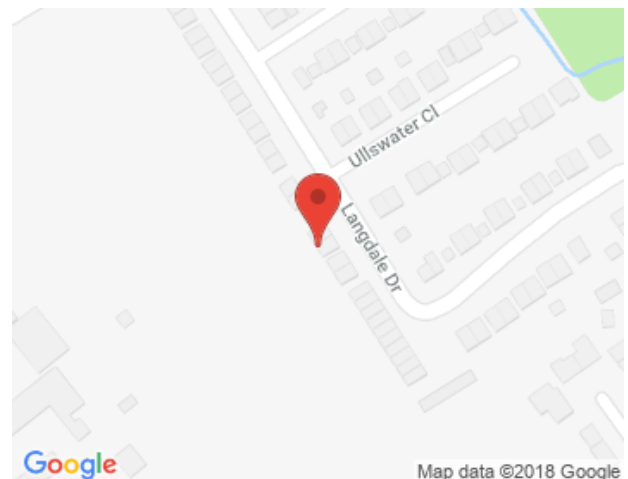


**Langdale Drive, UB4**  
**Offers in excess of £250,000**



No upper chain for this spacious 2 double bedroom split level maisonette situated in a popular residential area next to Charville Academy Primary school playing fields, gas central heating & double glazed windows, first floor has a kitchen & lounge, 2nd floor has a 2 double bedrooms and a shower room/ WC.  
125 year lease from 1983  
Service charge £11.00 approx pcm

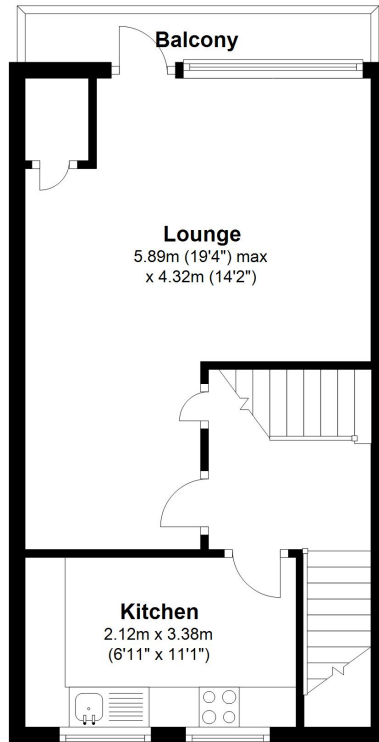






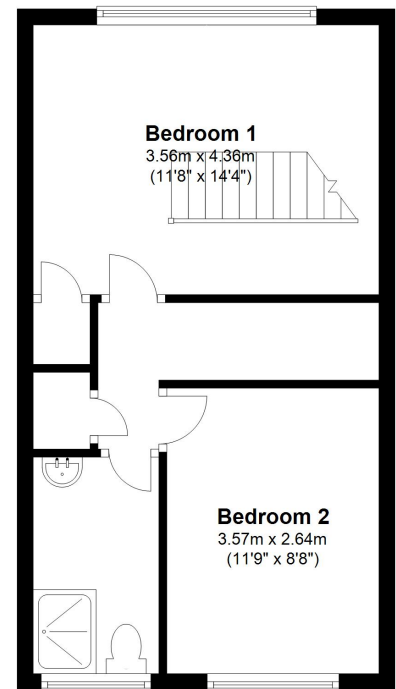
### First Floor

Approx. 35.0 sq. metres (377.0 sq. feet)



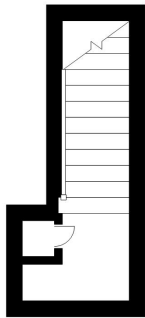
### Second Floor

Approx. 35.8 sq. metres (385.6 sq. feet)



### Ground Floor

Approx. 3.4 sq. metres (36.8 sq. feet)



Total area: approx. 74.3 sq. metres (799.5 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

broads property services give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

## Long Description

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