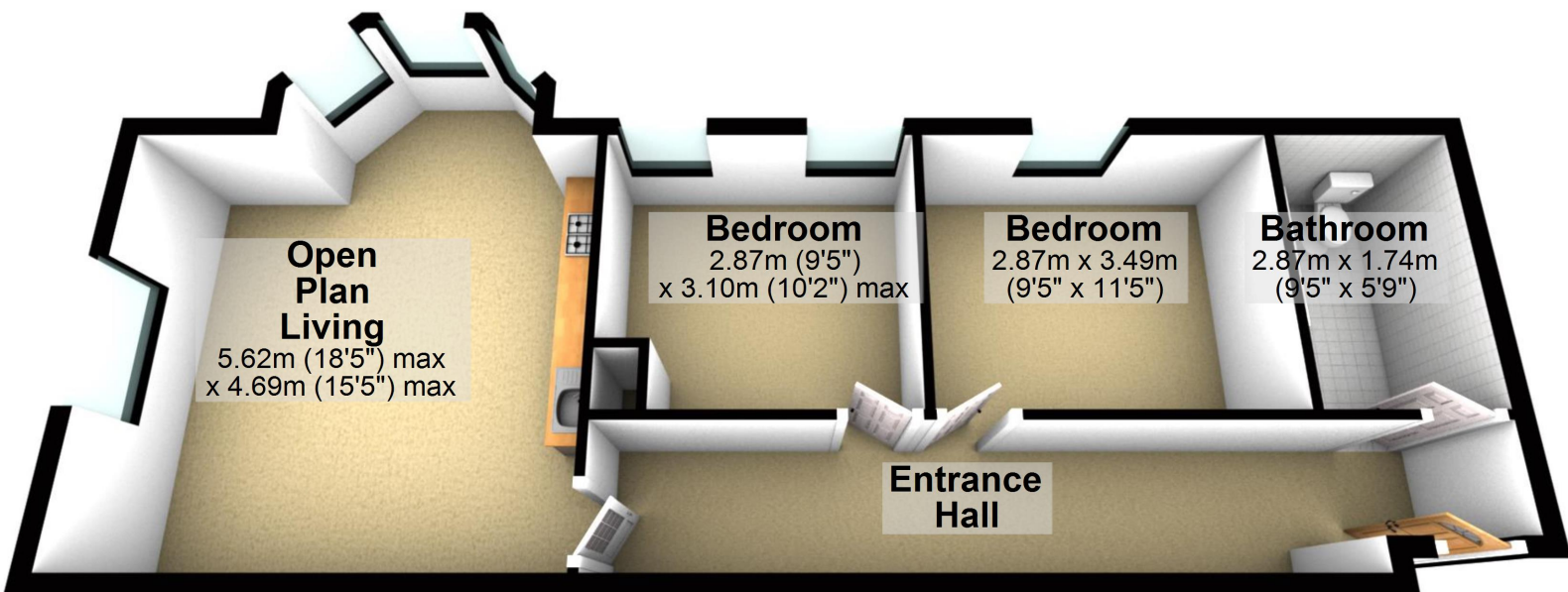


- 'Straightforward Sales & Lettings'
- Two Bedroom Flat
  - Ground floor
  - Communal Parking & Off road parking
  - Close to all amenities and public transport





## Ground Floor



These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	62
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

'Straightforward Sales & Lettings'

Title Number - MS637256

Local Authority - Leasehold

Council tax - Band B

Estimated Annual Cost- £1,650

Tenure - Leasehold

Lease Terms - 119 years

Ground Rent - £349 pa

Service Charge - £149.05 pcm

Conservation Area - No

Flood Risk - Very Low

Floor Area - 645.84 ft<sup>2</sup> / 60 m

Satellite / Fibre TV Availability

BT - Great

Sky - Great

Virgin - Great

(Data source from sprift)

'Unusually good at what we do'

Sell with a multi - "National award winning Estate Agent !" Selling the Facts not the Flower





These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.