

3 Catharina Court

St Martin



Located in the very well respected Blanchelande Park over 55's development, 3 Catharina Court is a spacious and noticeably bright house, presented in good condition throughout. The internal accommodation comprises of a large sitting room, separate dining room, kitchen and W.C. on the ground floor whilst upstairs are two spacious double bedrooms and shower room. There is allocated parking for one vehicle complimented by numerous visitor spaces. Comfortably peaceful in this idyllic, rural location, Catharina Court would make a perfect downsize or buy to let property. Investors can purchase this property under the age of 55 however should one rent it out, the perspective tenant must be over the age of 55 and receive permission for any other occupiers if they are under the age threshold.

- ✓ 2 Bedrooms
- ✓ Peaceful Location
- ✓ Beautifully Maintained Communal Gardens
- ✓ No Pets Allowed
- ✓ LR3215
- ✓ 1 Bathroom
- ✓ Over 55s Residential Property
- ✓ No Stamp Duty Charge
- ✓ Ideal Buy To Let Opportunity
- ✓ TRP 87

Accommodation

Ground Floor

Entrance Hall

4' 3" x 2' 9" (1.30m x 0.84m)

Kitchen

Appliances include electric Neff 4 ring hob and Whirlpool single oven, Whirlpool extractor fan, Firenzi fridge/freezer. Plumbing for dish washer, tumble dryer and washing machine.

8' 9" x 6' 1" (2.67m x 1.85m)

Lounge

18' 2" x 9' 4" (5.54m x 2.84m)

Dining Room

10' 1" x 9' 4" (3.07m x 2.84m)

Separate WC

6' 6" x 3' 5" (1.98m x 1.04m)

First Floor

Landing

6' 10" x 4' 3" (2.08m x 1.30m)

Airing Cupboard

5' 11" x 5' 9" (1.80m x 1.75m)

Shower Room

7' 9" x 7' 9" (2.36m x 2.36m)

Bedroom 1

16' 9" x 10' 1" (5.11m x 3.07m)

Bedroom 2

10' 7" x 9' 11" (3.23m x 3.02m)

Further Information



Services

Mains electricity and water and drain.

Service Charge

£344 per calendar month

Price Includes

Floor coverings, curtains/blinds and light fittings.
Appliances as detailed.

Possession

By arrangement

Viewing

Strictly by appointment

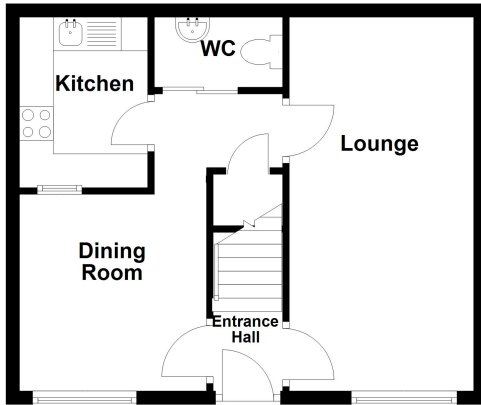
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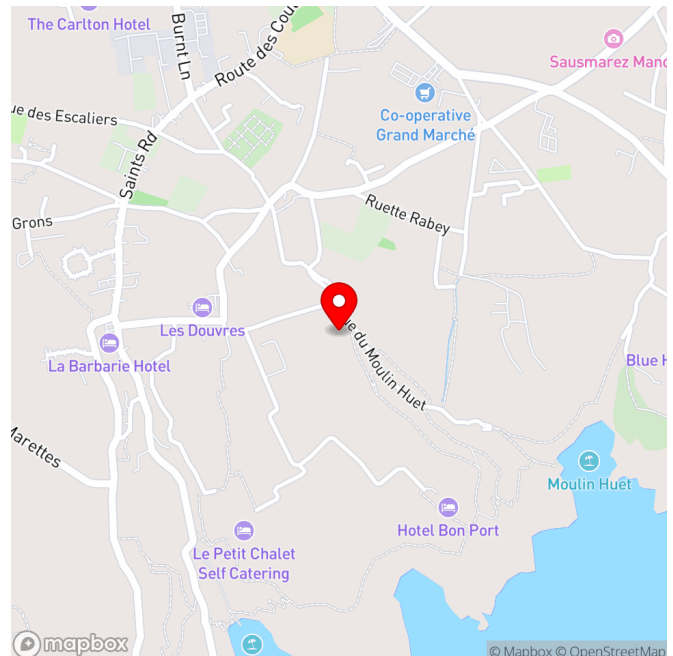
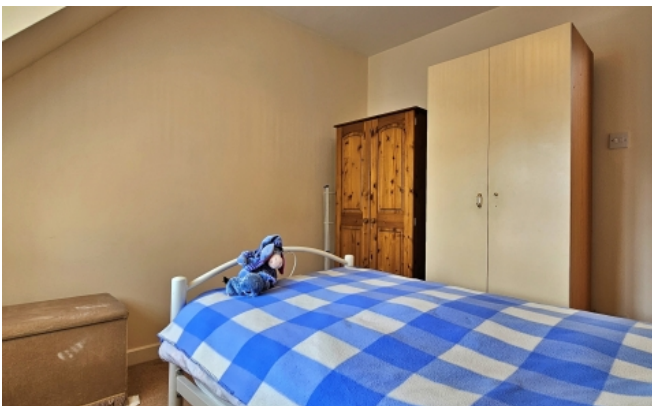
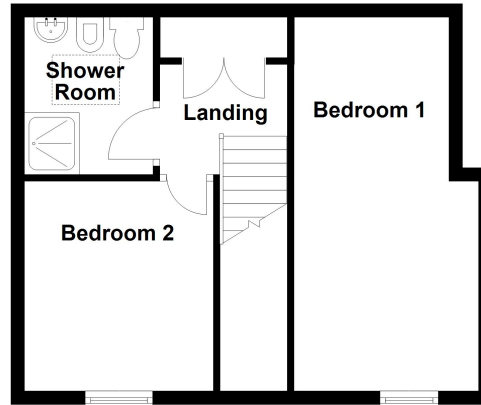
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Ground Floor



First Floor



For clarification we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. Cranfords Estate Agents Limited.

