

£400,000
Freehold





Features

- Great Central Location
- True Move-In Condition
- Allocated Parking For 1 Vehicle
- £50PCM Service Charge
- TRP 85
- LR3211

Summary of Property

Flat 2 Clos Du Mesnel is a charming first-floor, three-bedroom apartment, ideally situated on the outskirts of town, and only 12 years old. The property is generously proportioned and has been meticulously maintained by the current owners, while still retaining plenty of character. Upon arrival, there is an allocated parking space to the front of the building. A well-kept communal hallway leads up to the apartment, ensuring a pleasant approach. Inside, a spacious entrance hall connects to various rooms, offering a well-designed layout for comfortable living. To the left, you'll find two double bedrooms, while a single bedroom and the family bathroom are located ahead. The living areas are situated to the right, providing a seamless flow through the property. This apartment represents an excellent opportunity for first-time buyers, investors, or those looking to downsize. With its blend of character, space, and convenience, it's a must-see. Early viewing is highly recommended.

Room Descriptions

Entrance Hall

12' 0" x 10' 0" (3.66m x 3.05m)

Lounge/Diner

12' 0" x 10' 0" (3.66m x 3.05m) Max

Kitchen

13' 0" x 7' 0" (3.96m x 2.13m) Max

Bedroom 1

12' 0" x 10' 0" (3.66m x 3.05m) Max

Bedroom 2

12' 0" x 10' 0" (3.66m x 3.05m) Max

Nursery/Bedroom3/Dressing Room

8' 0" x 6' 0" (2.44m x 1.83m) Max

Bathroom

8' 0" x 5' 0" (2.44m x 1.52m) Max

Services

Main drains electricity and water. electric night storage central heating.

Price Includes

Floor coverings and light fittings. Appliances as detailed.

possession

By arrangement.

Viewing

Strictly by appointment.

please note

If the recipient of these details should be party to negotiations or actions which seek to preclude, or are contrary to, the interests of CRANFORDS ESTATE AGENCY LTD, as selling agents, they may be liable for any fees which would otherwise have been due to CRANFORDS ESTATE AGENCY LTD.

These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself to the correctness of such statements and particulars. All negotiations to be conducted.



Material Information

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

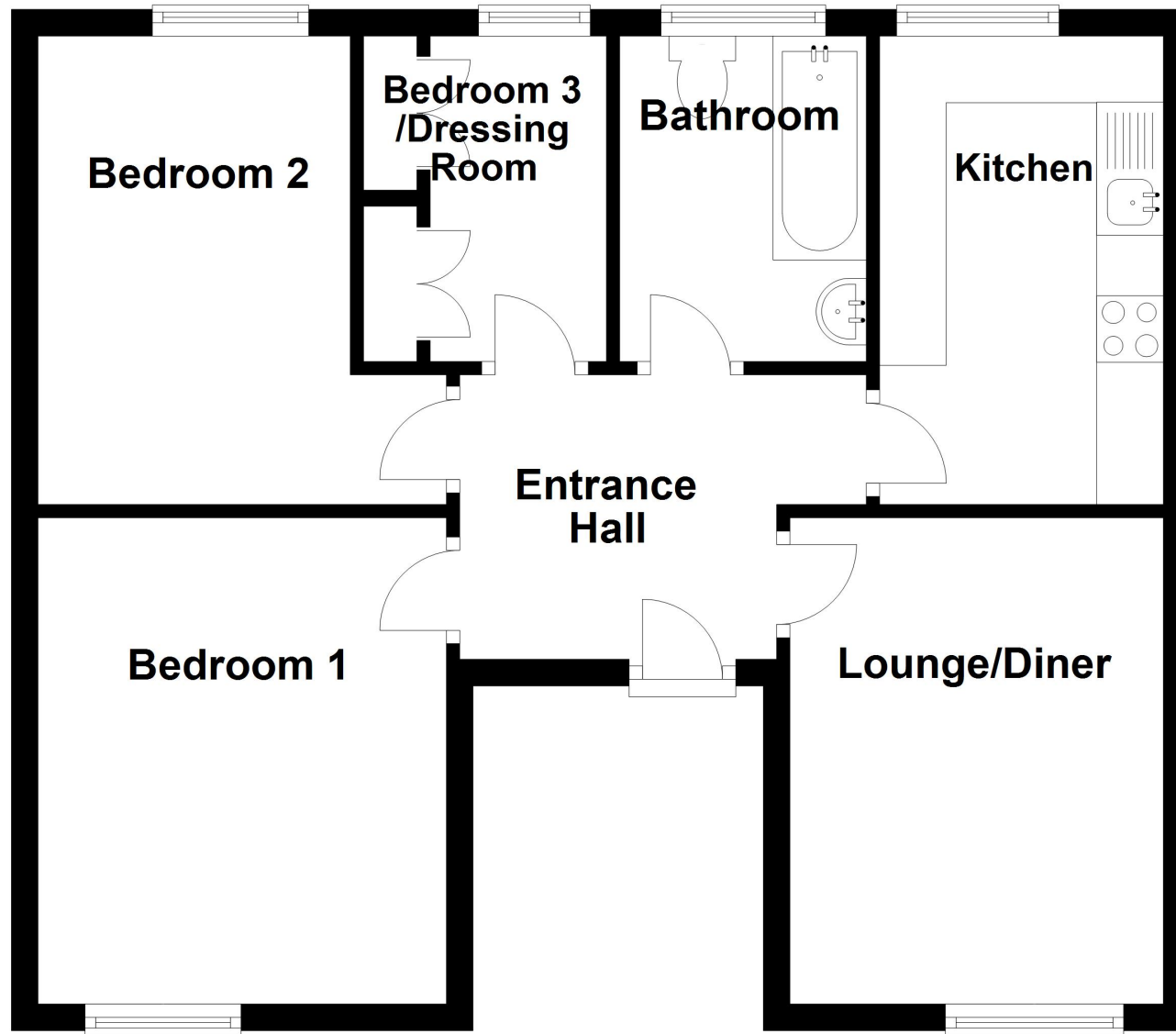
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Ground Floor



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