

399000
£380,000
Leasehold



Cranfords
Estate Agents



Features

- Peaceful Location
- Over 55s Residential Property
- Beautifully Maintained Communal Gardens
- No Stamp Duty Charge
- No Pets Allowed
- LR3215
- TRP 87

Summary of Property

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.

Room Descriptions

Summary of Accommodation

Entrance Hall: Kitchen: Dining Room: Lounge: W/C: Shower Room: 2 Bedrooms:

Entrance Hall

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

Kitchen

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

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

£332 per calendar month

Price Includes

Floor coverings, curtains/blinds 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



Material Information

Parking Types: Allocated.

Heating Sources: Electric. Night Storage.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources: None.

Any flood defences at the property? No

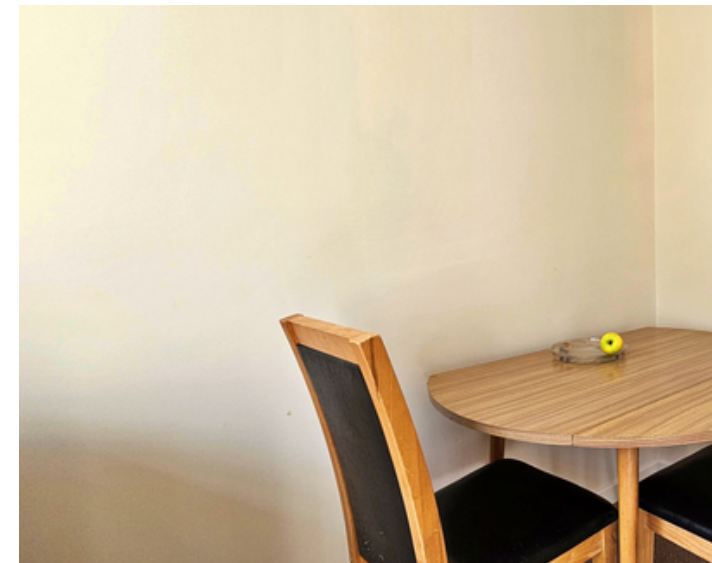
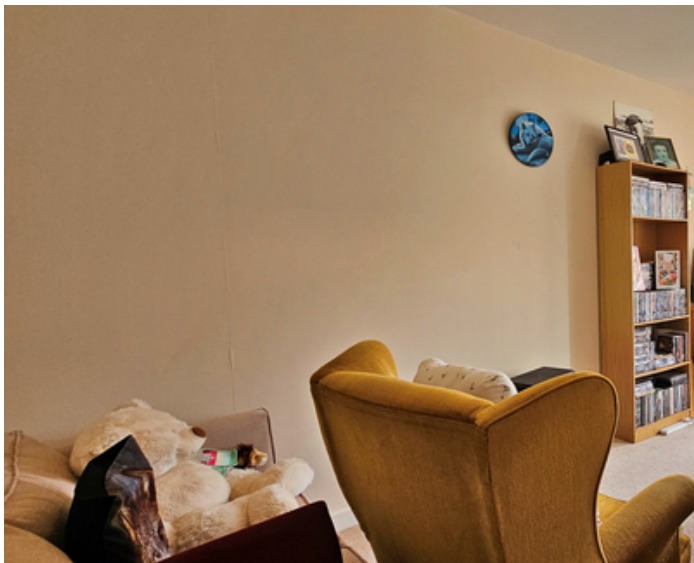
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

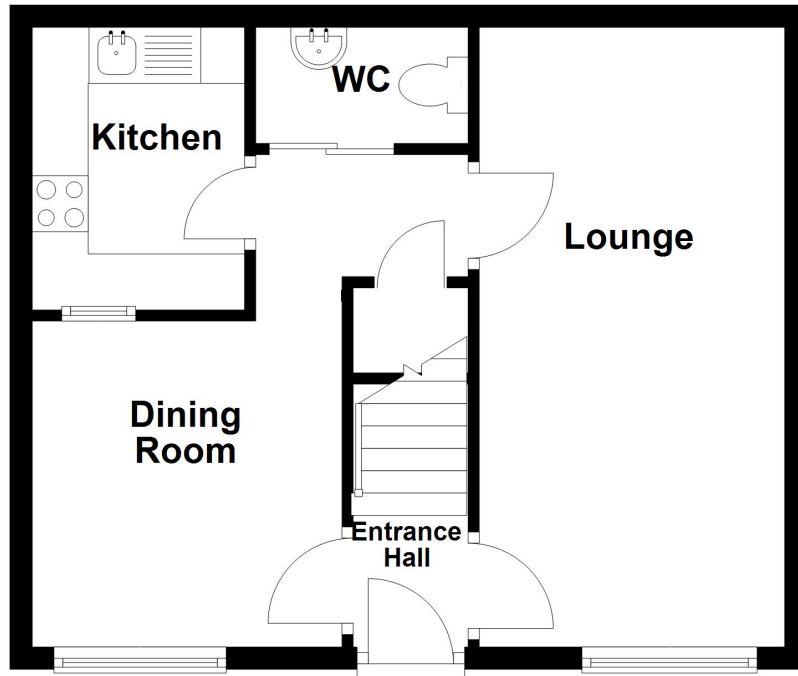
Any easements, servitudes, or wayleaves? No

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

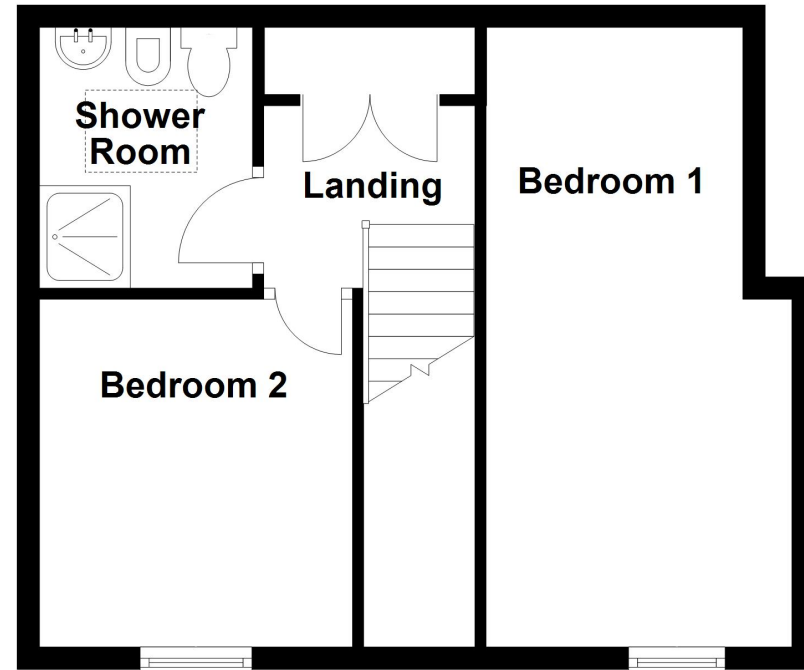


Floorplan

Ground Floor



First Floor



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