

£350,000
Freehold



Cranfords
Estate Agents



Features

- Communal Garden Areas
- Top Floor Apartment
- Lift Access On The Doorstep
- Secure Underground Parking
- Ample Visitor Parking
- Generous Sized Apartment
- Well Looked After Block Of Flats
- Service Charge £345.80 PCM
- TRP 90
- LR3358

Summary of Property

Cranfords are pleased to present Apartment 89, La Charroterie to the local market. Situated on the top floor of Block J within this prestigious and immaculately maintained development, the apartment benefits from lift access directly to the top floor. Additionally this apartment is just a short stroll from town making it an ideal purchase for professional first-time buyers, investors, or those looking to downsize. The accommodation comprises a welcoming entrance hall providing access to all principal rooms. The standout feature is the bright and spacious open-plan living area, enhanced by multiple Velux windows which allow an abundance of natural light to flood the space throughout the day. The living area is both well-presented and thoughtfully arranged, offering a comfortable and contemporary environment for modern living. Further accommodation includes a generously proportioned bedroom with ample space for storage, along with a well-appointed bathroom, both finished to a good standard. Externally, residents can enjoy beautifully maintained communal gardens, cared for as part of the service charge. The property also benefits from secure underground parking with one allocated space, in addition to ample visitor parking. Early viewing is highly recommended to fully appreciate the quality and lifestyle on offer at Apartment 89, La Charroterie.

Room Descriptions

Entrance Hall

6' 7" x 5' 7" (2.01m x 1.70m)

Bathroom

13' 4" x 5' 6" (4.06m x 1.68m)

Bedroom

15' 8" x 9' 6" (4.78m x 2.90m) Max.

Dining Area

11' 5" x 8' 0" (3.48m x 2.44m) Max.

Lounge

15' 3" x 10' 2" (4.65m x 3.10m) Max.

Kitchen Area

12' 4" x 11' 3" (3.76m x 3.43m) Max. Appliances include Zanussi 4 ring electric hob, extractor fan, Zanussi oven, Zanussi washing machine, Comfee dish washer & Hotpoint fridge/freezer.

Services

Mains electricity, water and drainage. Electric central heating.

Price includes

Floor coverings, curtains/blinds, appliances as listed and light fittings.

Possession

By arrangement.

viewing

Strictly by appointment.

Please Note

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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: Electric.

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:

Any flood defences at the property? No

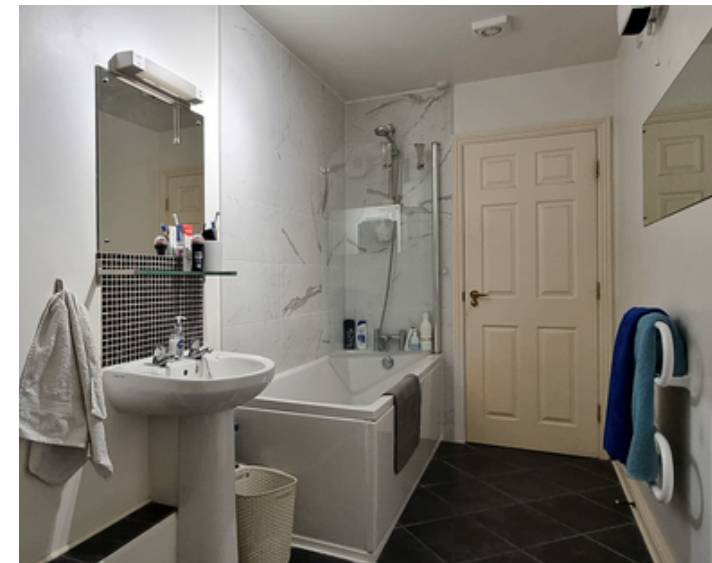
Any risk of coastal erosion? No

Is the property listed? No

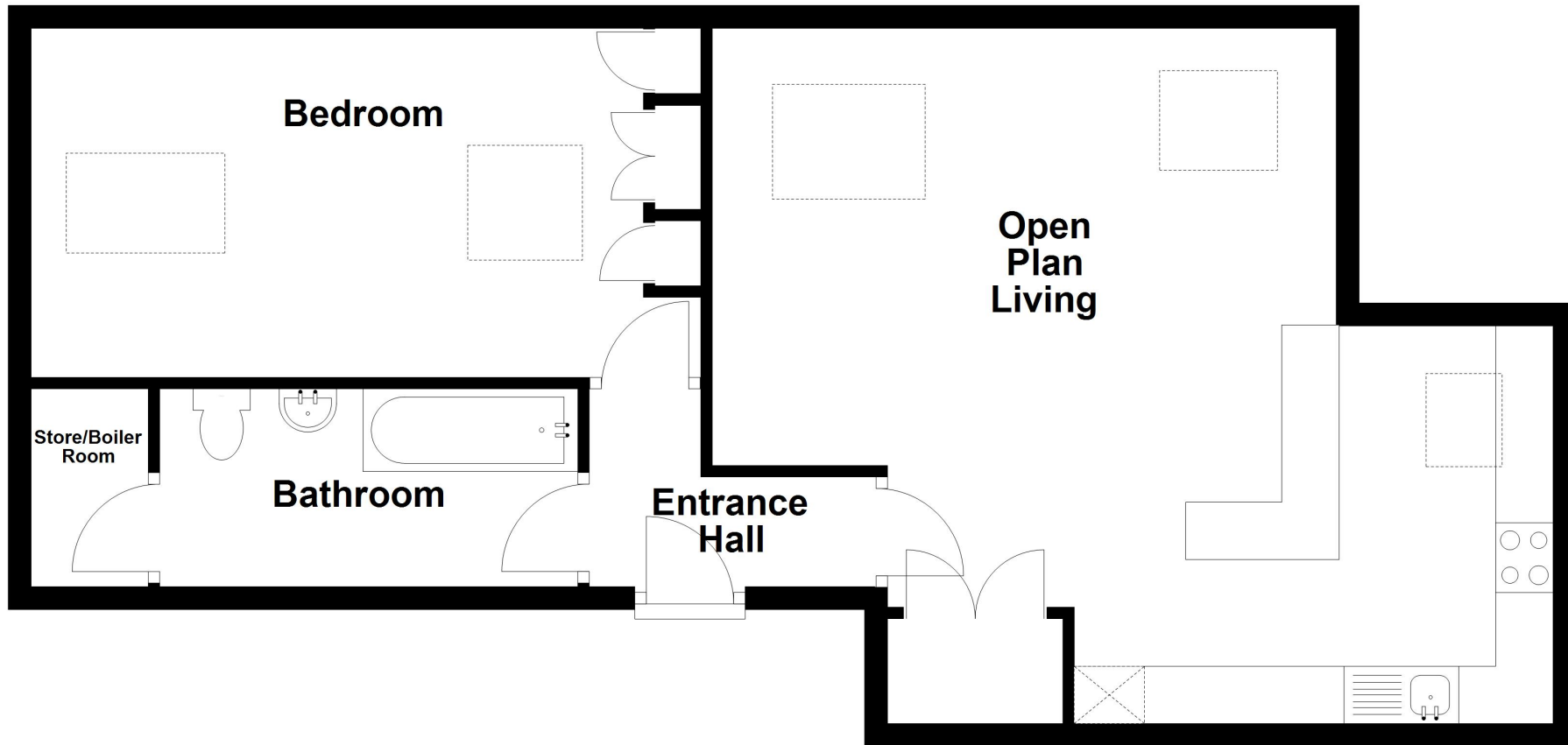
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

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



Ground Floor



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