

£325,000
Freehold



Cranford's
Estate Agents



Features

- Shared Balcony
- Communal Gardens
- Very Well Kept Apartment
- Service Charge £270PCM
- Nearby Many Amenities
- TRP 54
- LR3367

Summary of Property

Cranfords is delighted to present this well-equipped one-bedroom apartment, ideally positioned on the outskirts of town. Offering both convenience and comfort, the location is perfectly suited to a professional individual or couple seeking easy access to a wide range of nearby amenities. Internally, the property provides spacious, bright and airy accommodation throughout. The layout comprises a generously sized double bedroom, a modern bathroom, and an open-plan lounge/kitchen/diner making an ideal space for both relaxing and entertaining. Externally, residents can enjoy well-maintained communal gardens and a pleasant shared balcony area. While there is no allocated parking, ample on-street parking is available nearby. Early viewing is highly recommended. Contact Cranfords on 01481 253878 to arrange your appointment today.

Room Descriptions

Entrance Hall

6' 3" x 6' 2" (1.91m x 1.88m) Storage cupboard.

Bathroom

8' 3" x 5' 10" (2.51m x 1.78m)

Bedroom

12' 0" x 10' 3" (3.66m x 3.12m)

Lounge/Diner

12' 0" x 10' 5" (3.66m x 3.17m)

Kitchen

13' 9" x 5' 0" (4.19m x 1.52m) Appliances include Neff cooker hood, Beko 4 ring electric hob, Beko single oven, Neff dish washer & Neff fridge/freezer.

Services

Mains Electricity and water and drainage.

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: On Street.

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

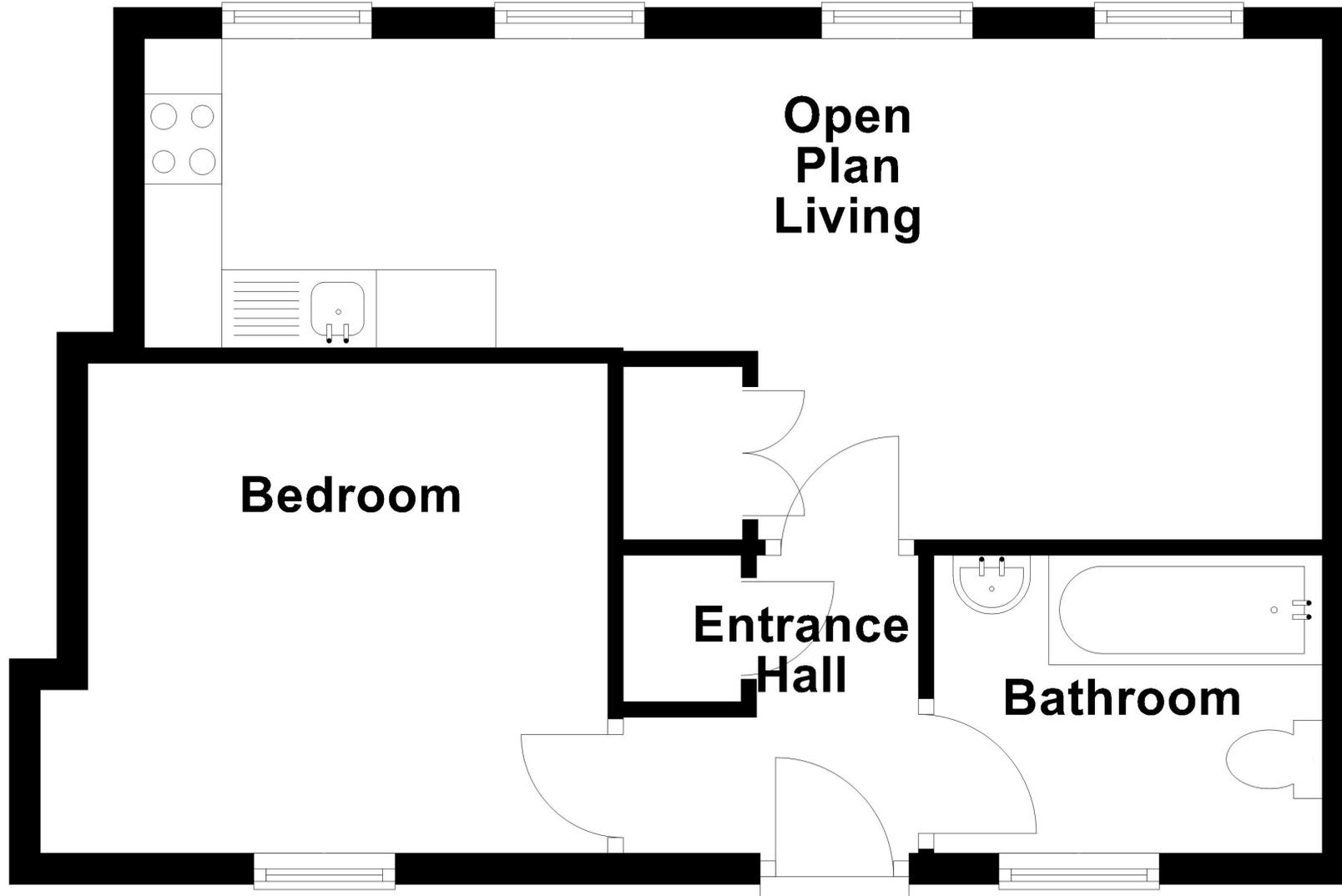
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

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



Ground Floor



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