



Clarkes

Estate Agents & Lettings Agents

Fixed Price

£180,000

Leasehold

Kelmscott Way, Bognor Regis, PO21 5DQ



Book a Viewing

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<http://www.clarkesestates.co.uk>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Address:
Boston Court

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IMPORTANT NOTICE
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

Service you deserve. People you trust.

01243 861344



- 1st Floor Apartment
- Two Double Bedrooms
- Living/Dining/Kitchen Area
- Immaculately Presented
- Allocated Parking Space & Guest Parking



Accommodation

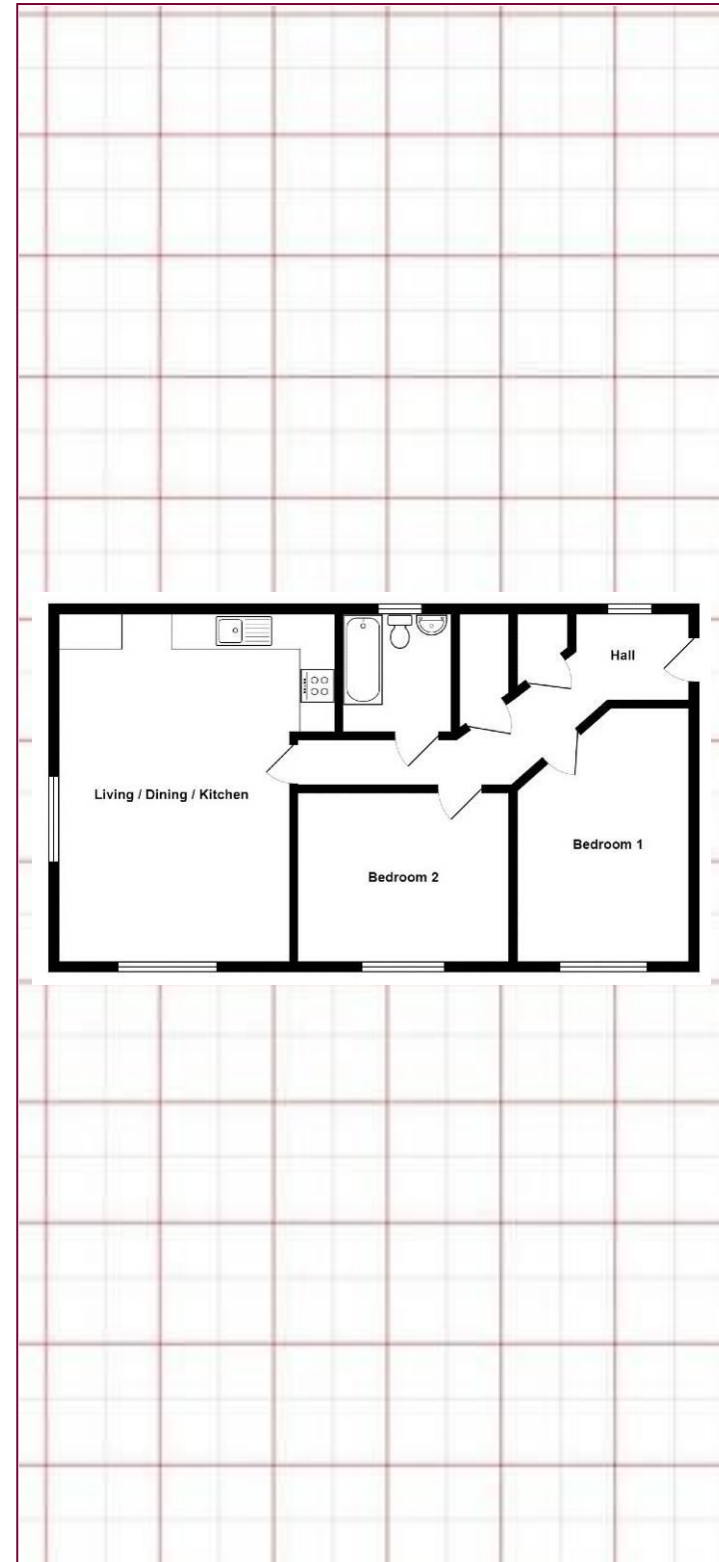
Living/Dining/Kitchen Area 19' 10" x 14' 0" (6.06m x 4.27m)

Bedroom 1: 14' 9" x 10' 0" (4.50m x 3.07m)

Bedroom 2: 11' 7" x 9' 5" (3.54m x 2.88m)

Bathroom: 6' 9" x 6' 3" (2.06m x 1.91m)

Lease Information: The vendor informs us that there are approximately 116 years remaining on the lease (originally 125 years from January 2012), there is no ground rent and the current maintenance charge is £1774.32 pa (£147.86 paid monthly) including insurance. We have not sighted documents to evidence this and advise that should you proceed to purchase this property this should be checked by your conveyancer.



What the agent says... “,”

This immaculately presented two bedroom apartment was built just 9 years ago and benefits from an assigned parking space, visitor parking, communal garden and a bike store. Located in a quiet position within a popular modern estate in North Bersted, which offers local parks and a primary school as well as nearby rural walks and easy access to Chichester via the A259.

The communal entrance hall is light and airy and appears well maintained. There are just four properties in the block and this apartment is located on the first floor.

The accommodation comprises an entrance hall with storage cupboards, two double bedrooms, a bathroom and a large open plan sitting room with kitchen and dining space. All the rooms and hallway have windows, with the main living space being dual aspect, making this a wonderful light apartment. It has been well kept by the sellers and is neutrally decorated, making it turn key ready for a new owner.

Externally, the property has one assigned parking space and there is a visitor space for guests. The block has a communal garden to the rear and there is also a communal bike shed and separate bin store.

The property appears to be as good as new and we expect it will be of interest to first time buyers and downsizers looking for an easy move. For more information or to book a viewing appointment please call 01243 861344.

