

Clarkes

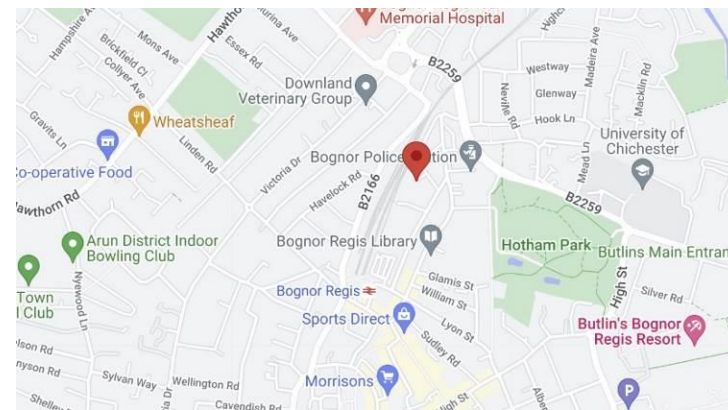
Estate Agents & Lettings Agents

Offers In Excess Of

£145,000

Share of Freehold

Cheshire Close, Bognor Regis, PO21 1YA



Book a Viewing

01243 861344

Bognor@ClarkesEstates.co.uk

2 Station Road, Bognor Regis, West Sussex, PO21 1QE

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		77	82

England, Scotland & Wales EU Directive 2002/91/EC



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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



- Purpose Built 1st Floor Apartment
- Double Bedroom
- Large Living Room
- Fitted Kitchen
- Communal Gardens
- Allocated Parking
- Share of Freehold



Accommodation

Entrance Hall

Living Room: 14' 1" x 11' 7" (4.31m x 3.55m)

Kitchen: 11' 1" x 5' 10" (3.39m x 1.79m)

Bedroom: 12' 0" x 9' 7" (3.68m x 2.94m)

Bathroom: 6' 5" x 5' 5" (1.96m x 1.67m)

Lease Information: The vendor informs us that there are 71 years remaining on the lease. However, the property also comes with a share of the freehold and accordingly we would anticipate that there is no lease premium when the time for renewal is required. The combined service charge, insurance and ground rent is approximately £1035.92 PA, making this a relatively low cost apartment.

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.

Council Tax Band: A

What the agent says... “,”

A one bedroom purpose built apartment located conveniently close to the town centre. The property would be an ideal first time buy or investment opportunity as it has a share of the freehold which can minimise ongoing costs.

The accommodation comprises a central entrance hall, with an airing cupboard. The generous twin aspect sitting room has space for a seating area and dining table. There is a reasonable size kitchen and a well-appointed bathroom, with a shower over the bath. The double bedroom is a really good size with ample space for large wardrobe and dresser.

Located approximately four minutes' walk from Bognor Regis town centre and railway station, this one bedroom first floor apartment benefits from its own allocated

parking space and a share of the freehold. There are also visitor spaces and communal grounds.

The apartment has modern double glazing and electric night storage heaters. It is in good decorative order is available without an ongoing chain, which could make this a quick and easy purchase. Viewings are highly recommended to fully appreciate this property.

Investors: We have been advised that landlords could expect to achieve a rent in the region of £775 - 800 PCM, representing a gross yield of approx. 6%.

