



MILE



Corris Green , Snowden Drive £225,000 Leasehold

Mile are pleased to offer this Spacious studio to the market for sale. The property consists of a large studio room with a bathroom and a separate fully fitted kitchen. The property has been kept in great condition and also benefits from an allocated parking space and double aspect windows. Located in the Welsh Harp Village. Must be seen to avoid disappointment. EPC Rating C

- SPACIOUS
- Separate Fully Fitted Kitchen
- Allocated parking
- Quiet location
- MUST BE SEEN!!
- Long Lease (Extended)
- Good condition
- EPC Rating C
- First Floor



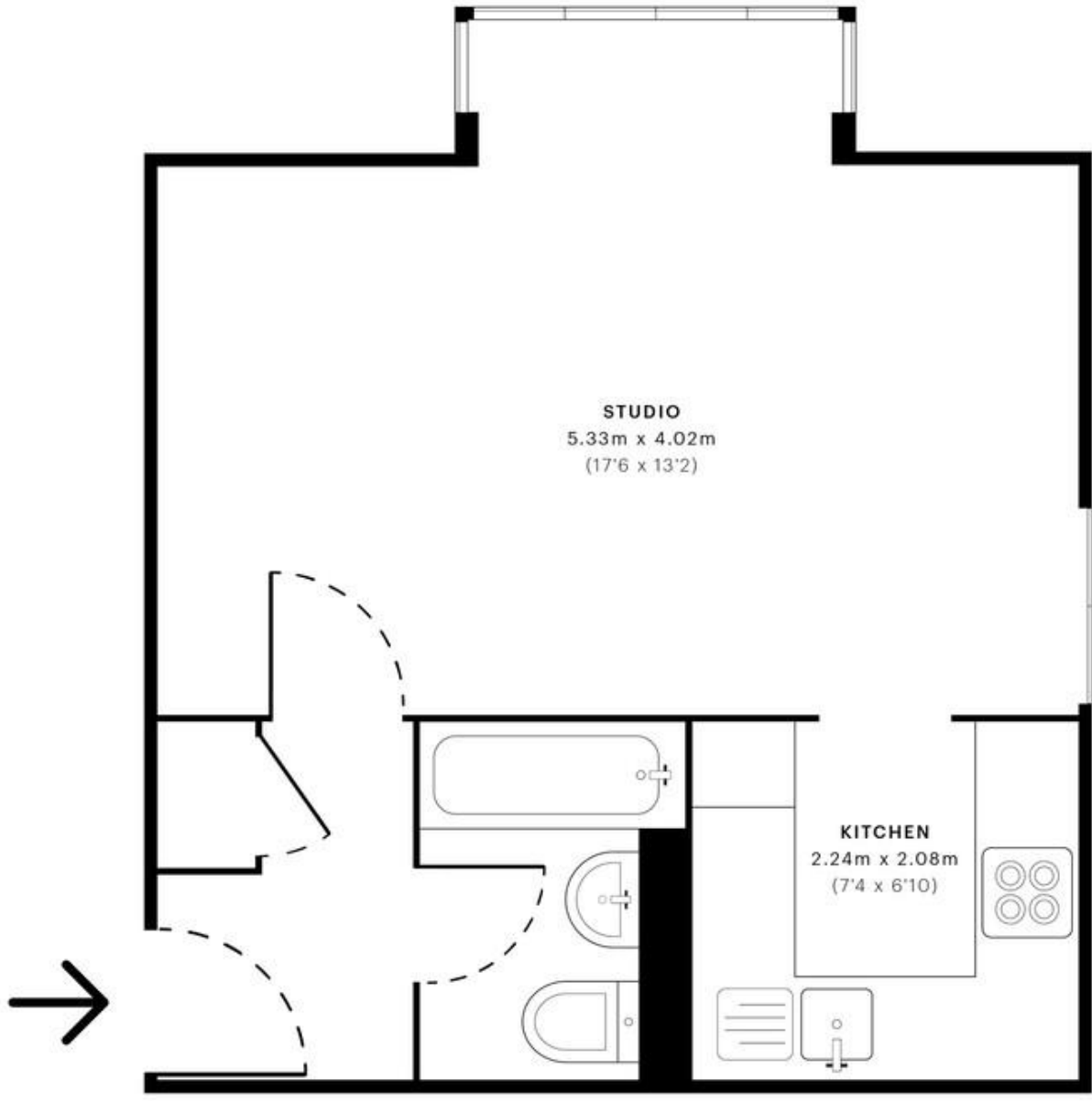
Snowdon Drive, NW9

CAPTURE DATE 11/01/2023 LASER SCAN POINTS 23,842,552

GROSS INTERNAL AREA

30.07 sqm / 323.67 sqft

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— First Floor

 **GROSS INTERNAL AREA (GIA)**
The footprint of the property
30.07 sqm / 323.67 sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features
Includes swimming pools, restricted head height
29.12 sqm / 313.45 sqft

 **EXTERNAL STRUCTURAL FEATURES**
Balconies, terraces, overhangs etc.
0.00 sqm / 0.00 sqft

 **RESTRICTED HEAD HEIGHT**
Limited clear areas under 2.0m
0.00 sqm / 0.00 sqft

Specified floor plans are produced in accordance with

RICS 36 RESIDENTIAL (2012) sqm / 323.67 sqft

MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.