



 **2**
Bedrooms

 **1**
Bathroom



Warren Bradley Estates are delighted to offer for sale this extremely well presented two double bedroom apartment in Geneva Court which is ideally located close to all local amenities. The property benefits from two double bedrooms, a large lounge with a juliette balcony over looking the communal gardens, fully fitted kitchen, fully tiled bathroom, wood laminate flooring throughout and double glazing.

Externally the property also benefits from an allocated parking space within the secure residents car park and a residents only gym.

Offered chain free and with a long remaining lease this property is ideal for first time buyers and rental investors alike.

Hall 2.72m x 1.00m (8' 11" x 3' 3")

Reception Room 5.30m x 3.79m (17' 5" x 12' 5")

Bedroom 1 5.10m x 2.50m (16' 9" x 8' 2")

Bedroom 2 4.20m x 2.20m (13' 9" x 7' 3")

Bathroom 2.00m x 1.60m (6' 7" x 5' 3")

Leasehold

976 Years remaining - As advised by the vendor

Service Charge

£3000.00 Per Annum (Inclusive of Water Rates) - As advised by the vendor

Ground Rent

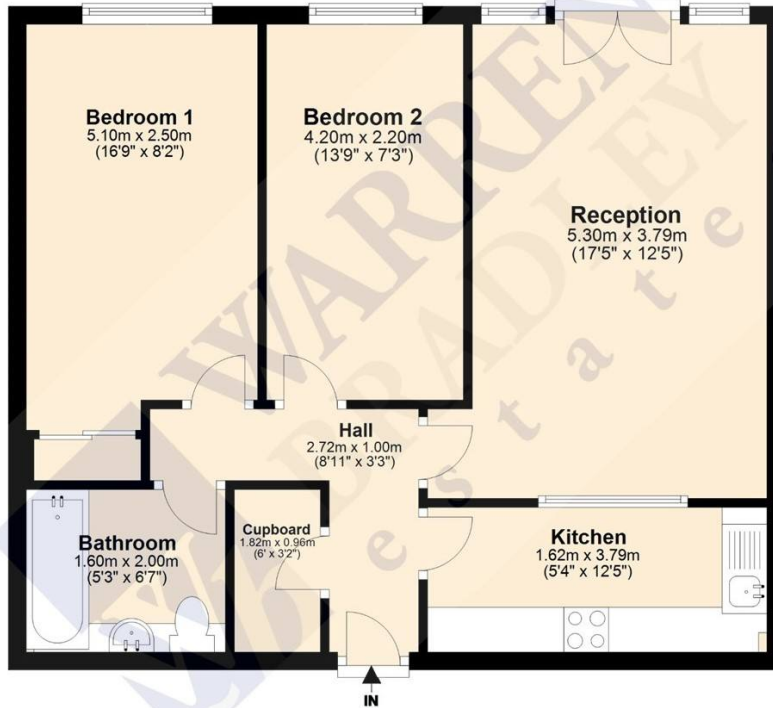
£300.00 Per Annum - As advised by the vendor

Parking

1 Allocated Parking space within the residents secure car park.

Geneva Court

Approx. 56.8 sq. metres (611.5 sq. feet)



Total area: approx. 56.8 sq. metres (611.5 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

