



Guide Price £200,000 Leasehold

A well presented purpose built first floor flat close to the amenities of Pulborough.

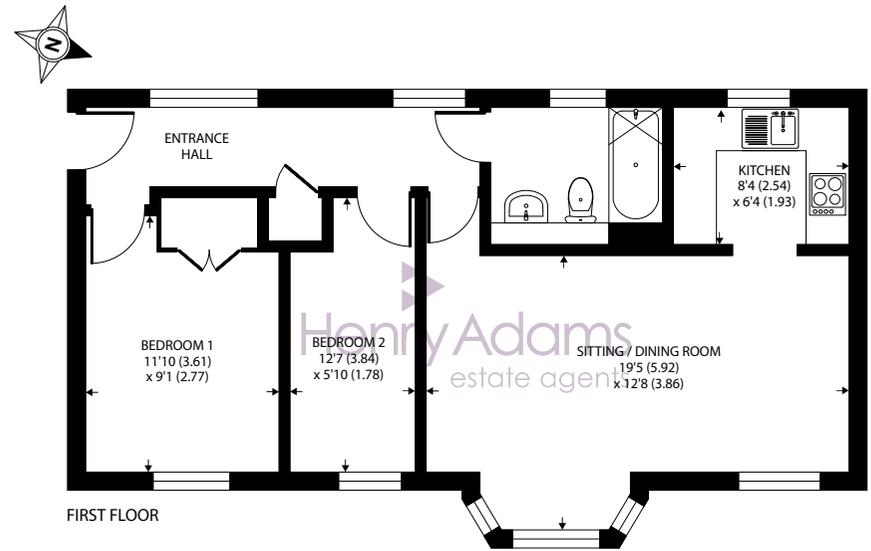


- ▶ **First floor purpose built flat**
- ▶ **Sitting / dining room**
- ▶ **Two bedrooms**
- ▶ **Bathroom**
- ▶ **Allocated parking**
- ▶ **984 years remaining on lease**
- ▶ **Ground rent £150 per annum**
- ▶ **Service Charges £2552.64 per annum**
- ▶ **Underfloor heating**
- ▶ **No forward chain**

A fantastic opportunity to acquire this well presented two-bedroom first floor purpose-built flat, situated in a highly sought-after residential area. The property boasts a spacious sitting/dining room perfect for entertaining guests, two generously sized bedrooms, a modern bathroom, and underfloor heating throughout for added comfort. Additionally, this property benefits from allocated parking, ensuring convenience for residents. With an impressive 984 years remaining on the lease, ground rent of £150 per annum, and service charges totalling £2552.64 per annum, this residence offers both a comfortable lifestyle and an excellent investment opportunity.

Outside there is allocated parking for one car. The property is being offered with no forward chain, allowing for a smooth and hassle-free transaction for prospective buyers.

Should you be looking for an investment opportunity the likely rental income is £1100 pcm.



Approximate Area = 615 sq ft / 57.1 sq m
For identification only - Not to scale

