



## Bedivere Road, Ifield

Guide Price £220,000 - £230,000

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## Bedivere Road, Ifield

- Located within a modern development in Ifield, built in 2018
- Ground floor apartment
- Open plan living/dining/kitchen area
- One large bedroom
- Private patio accessible from living area with gate to exit for dual access
- Car port and visitor parking bays
- Ideal for first time buyers
- Council Tax Band 'B' & EPC 'B'

Nestled within a contemporary development in the sought-after area of Ifield, this ground floor apartment was constructed to high standards in 2018 and benefits from open plan living, a private patio area and a car port.

Upon arrival, the residence is accessed through a secure telephone entry system, ensuring both convenience and peace of mind for residents. Stepping into the entrance hallway, a deep storage cupboard offers practical storage solutions while providing access to all principal living spaces.

The heart of the home is the open plan living area, combining the kitchen, lounge, and dining areas. The kitchen is equipped with integrated appliances including a dishwasher and a washer/dryer, plenty of worktop space and a wall mounted boiler concealed within a cupboard.

Accessible from the living area is a private patio, perfect to step outdoors to get some fresh air with space for a small table and chairs. In addition, there is a gate to exit the property via the patio for dual access.







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The accommodation further comprises a generously sized double bedroom. This room offers ample space for free standing furniture and even a work from home space, should you need it.

Completing the residence is a sleek and modern bathroom suite, featuring a panel-enclosed bath with glass shower screen and wall mounted shower unit, pedestal wash hand basin, and low-level WC.

For added convenience, the property includes a car port and visitor parking bays, ensuring that residents and their guests can park effortlessly. Ifield train station is within a short walk, offering direct access to London. A local shopping parade is also only a few minutes' walk away.

### Lease Details

Length of Lease: 999 Years from 1 October 2016

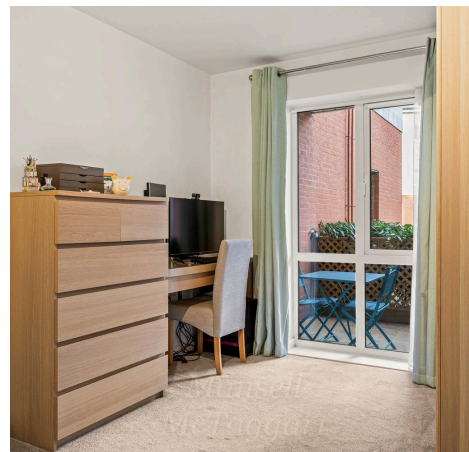
Annual Service Charge – £1,360

Service Charge Review Period – October

Annual Ground Rent – £200

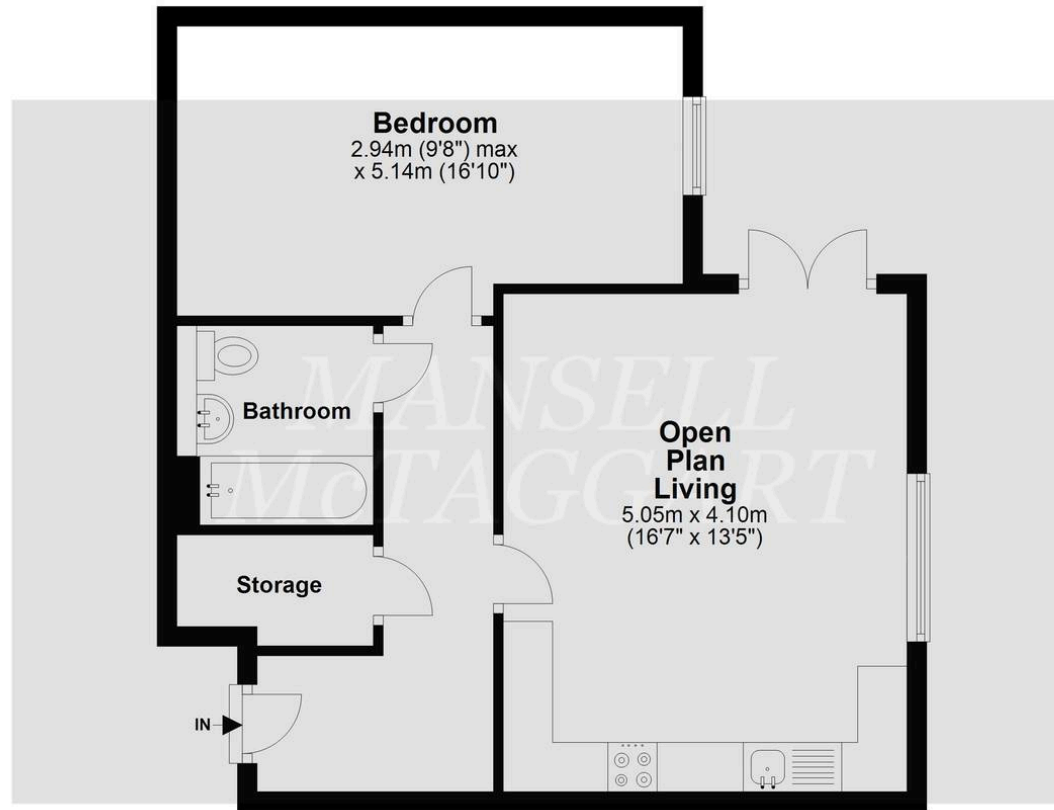
Ground Rent Review Period – October

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.



## Ground Floor

Approx. 50.1 sq. metres (538.9 sq. feet)



Total area: approx. 50.1 sq. metres (538.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Plan produced using PlanUp.

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