



£70,000

BOURNE MEWS NETHERFIELD

- FIRST FLOOR APARTMENT
- ONE BEDROOM
- LOUNGE
- NO CHAIN
- CLOSE TO AMENITIES
- EPC C



Investment Opportunity – One-Bedroom Flat with 102-Year Lease

LOCATED IN THE HEART OF NETHERFIELD, THIS WELL-PRESENTED ONE-BEDROOM, FIRST-FLOOR FLAT OFFERS BOTH COMFORT AND CONVENIENCE.

THE HALLWAY PROVIDES ACCESS TO A SPACIOUS DOUBLE BEDROOM, A MODERN KITCHEN, A STYLISH BATHROOM, AND A GENEROUSLY SIZED LOUNGE/DINING AREA- PERFECT FOR RELAXING OR ENTERTAINING.

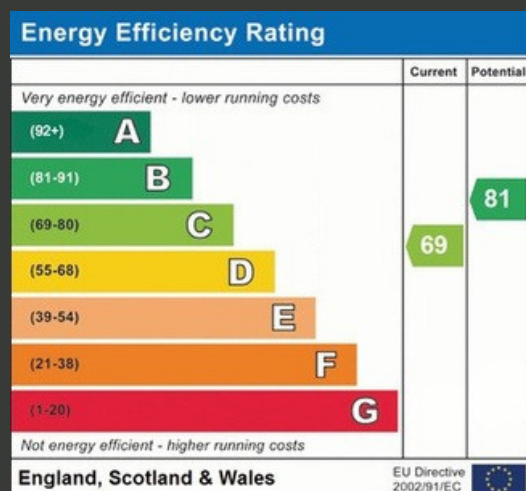
THE PROPERTY INCLUDES A DEDICATED PARKING SPACE, AND THE DEVELOPMENT FEATURES COMMUNAL AREAS DESIGNED TO FOSTER A SENSE OF COMMUNITY AND PROVIDE OUTDOOR ENJOYMENT FOR RESIDENTS.

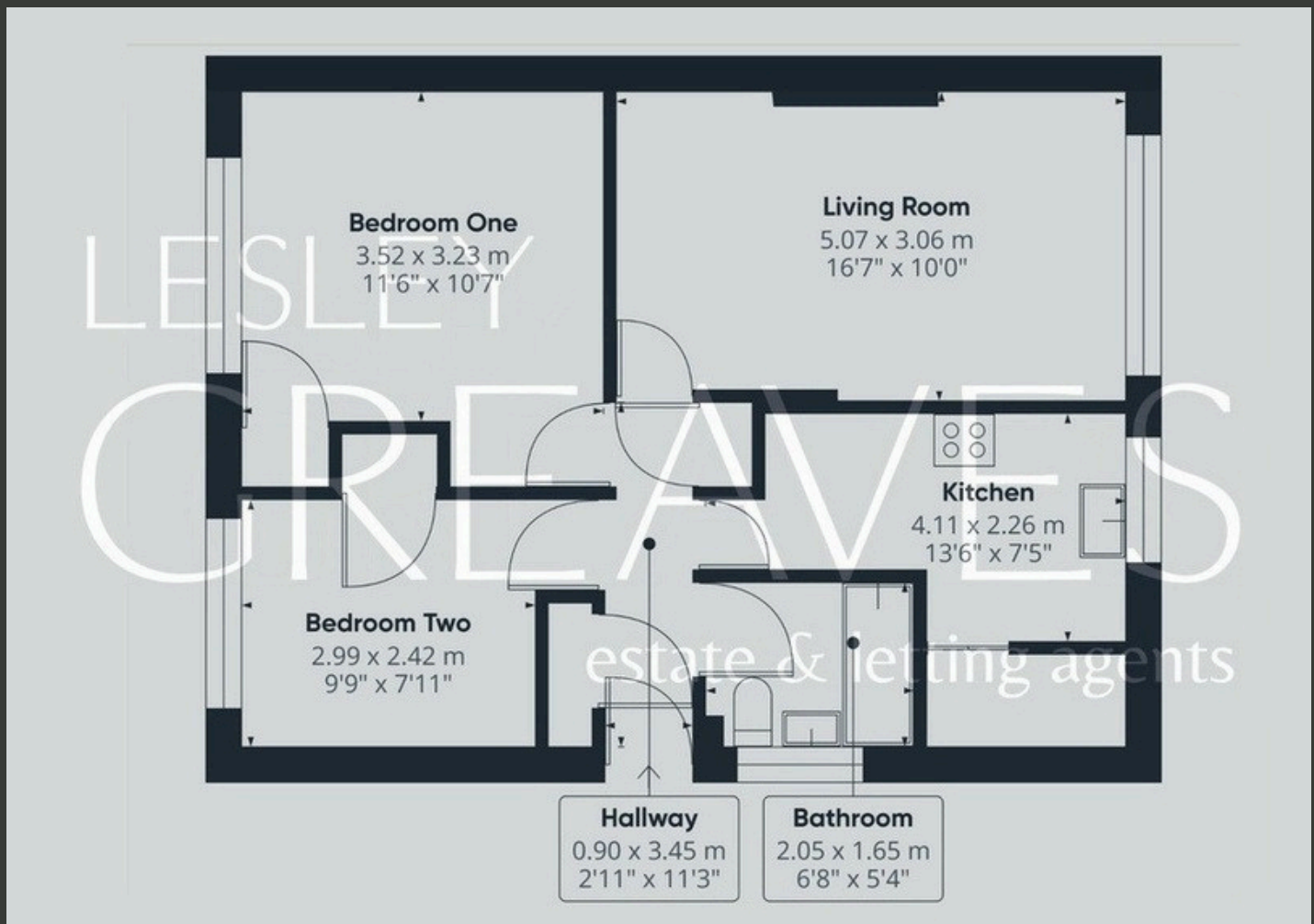
WITH 102 YEARS REMAINING ON THE LEASE, THIS FLAT OFFERS A HASSLE-FREE INVESTMENT OPPORTUNITY-WHETHER YOU'RE A FIRST-TIME BUYER LOOKING TO GET ON THE PROPERTY LADDER OR AN INVESTOR SEEKING A VALUABLE ADDITION TO YOUR PORTFOLIO.

IDEALLY SITUATED, THE FLAT IS JUST A SHORT DISTANCE FROM A VARIETY OF LOCAL AMENITIES, ENSURING EVERYDAY CONVENIENCE. NETHERFIELD ALSO BENEFITS FROM EXCELLENT TRANSPORT LINKS, MAKING COMMUTING SIMPLE AND STRESS- FREE.

- LEESEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 44 SQ METERS

125 YEARS FROM 12 NOVEMBER 2002 REMAINING 102 YEARS
GROUND RENT £10.00 PER ANNUM SERVICE CHARGE £410.76 PER ANNUM





Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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