



Property Description

Found on delightful Nether Hall Estate off Queslett Road, you will find this beautifully presented 2 bed 2 bathroom apartment on the ground floor. Starting outside you have allocated parking close to the communal entrance. As you enter the home you're greeted by a warm hallway delicately decorated; at the end of the hallway you'll find the kitchen/living space. With an abundance of light from dual aspect windows this is easily the heart of the home. There is a modern fitted kitchen with integrated oven/hob/fridge/freezer/washing machine.

The master bedroom again benefits from the light and airy feel this apartment brings, it also includes a built in wardrobe and a door leading to the en-suite. Following the sleek modern theme, the En-suite has a walk in shower and is uniquely sizeable! Bedroom 2 is also a double bedroom currently fitting storage a double bed and large desk. Buyers looking for an at home work space, guest bedroom or separate living space this is incredibly convenient. Finally, the main bathroom - a very well maintained space having a bath with over head shower and a sleek grey colour theme.

This home is a must have for first time buyers looking to find a home within budget on a great residential area; or alternatively it's a perfect find for buyers looking for ground floor living without lifting a finger. The apartment comes with a long lease and a management company that strives to keeping the grounds clean and tidy. If this sounds like it's for you, call or email now!

DESCRIPTION

HALLWAY Having laminate wood flooring, radiator, ceiling lights and door to airing cupboard housing hot water tank, storage cupboard and further to:-

BEDROOM ONE 9' 10" x 11' 4" (3m x 3.45m) Having carpeted flooring, double glazed windows, ceiling light, built in wardrobes and door to:-

ENSUITE Having fully tiled flooring, half tiled walls, heated towel radiator, WC, wash hand basin and walk in shower.

BEDROOM TWO 8' 1" x 12' 4" (2.46m x 3.76m) Having carpeted flooring, double glazed window, radiator and ceiling light..

BATHROOM Having tiled flooring, half tiled walls, WC, wash hand basin, heated towel rail, bath with mixer tap and shower over and ceiling lights.

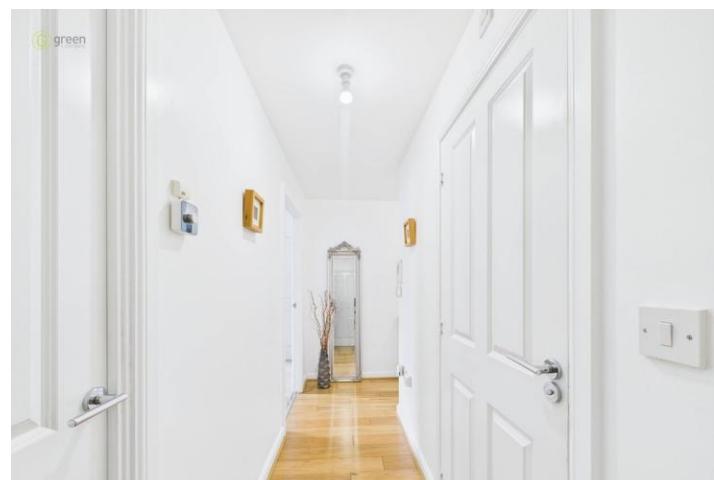
KITCHEN/LIVING AREA 11' 3" x 21' 7" (3.43m x 6.58m) Having half carpet, half tiled flooring, double glazed windows, radiator, kitchen area having wall and base units, integrated fridge freezer, integrated washing machine, integrated oven, hob and extractor fan, mixer tap sink, ceiling lights.

Council Tax Band

Utility Supply
Electric - Mains
Gas - Mains
Water - Mains
Heating - Central Heating
Sewerage - Mains

Flood Risk

Based on the Gov UK website's long-term flood risk checker, this property has been summarised as very low



Predicted mobile phone coverage and broadband services at the property.
Mobile coverage for:

EE - Good outdoor and in home
Three, Vodafone - Good outdoor, variable in home
O2 - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 9Mbps. Highest available upload speed 0.9Mbps.
Broadband Type = Superfast Highest available download speed 47 Mbps. Highest available upload speed 8Mbps.
Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 1000Mbps.

Networks in your area:- Openreach, Hyperoptic

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold 125 years from 2013. Service Charge is currently running at £1468 per annum paid half yearly and is reviewed TBC. The Ground Rent is currently running at £126 per annum and is reviewed TBC. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

*Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyer.

