



8 Martlet Court, Rudgwick. RH12 3GF

Guide Price **£265,000**



ROGER COUPE
your local property experts

ESTATE AGENT
Est. 1991



- First Floor Apartment
- Two bedrooms
- Two bathrooms
- Open plan living room and fitted kitchen
- Gated allocated parking
- Lift to all floors
- Gas fired heating
- No onward chain

A well presented two first floor apartment situated in the heart of the village with amenities immediately to hand, with local shop, pharmacy and doctors and dentist surgery just around the corner. The property benefits from lift access to the first floor, communal entrance hall, private entrance hall, open plan living room with Juliet balcony and a fitted kitchen off, two bedrooms and two bathrooms (one ensuite). Outside there is gated allocated parking. We highly recommend a viewing to appreciate the accommodation on offer.

Council Tax band: C

Tenure: Leasehold

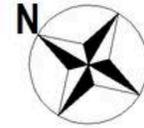
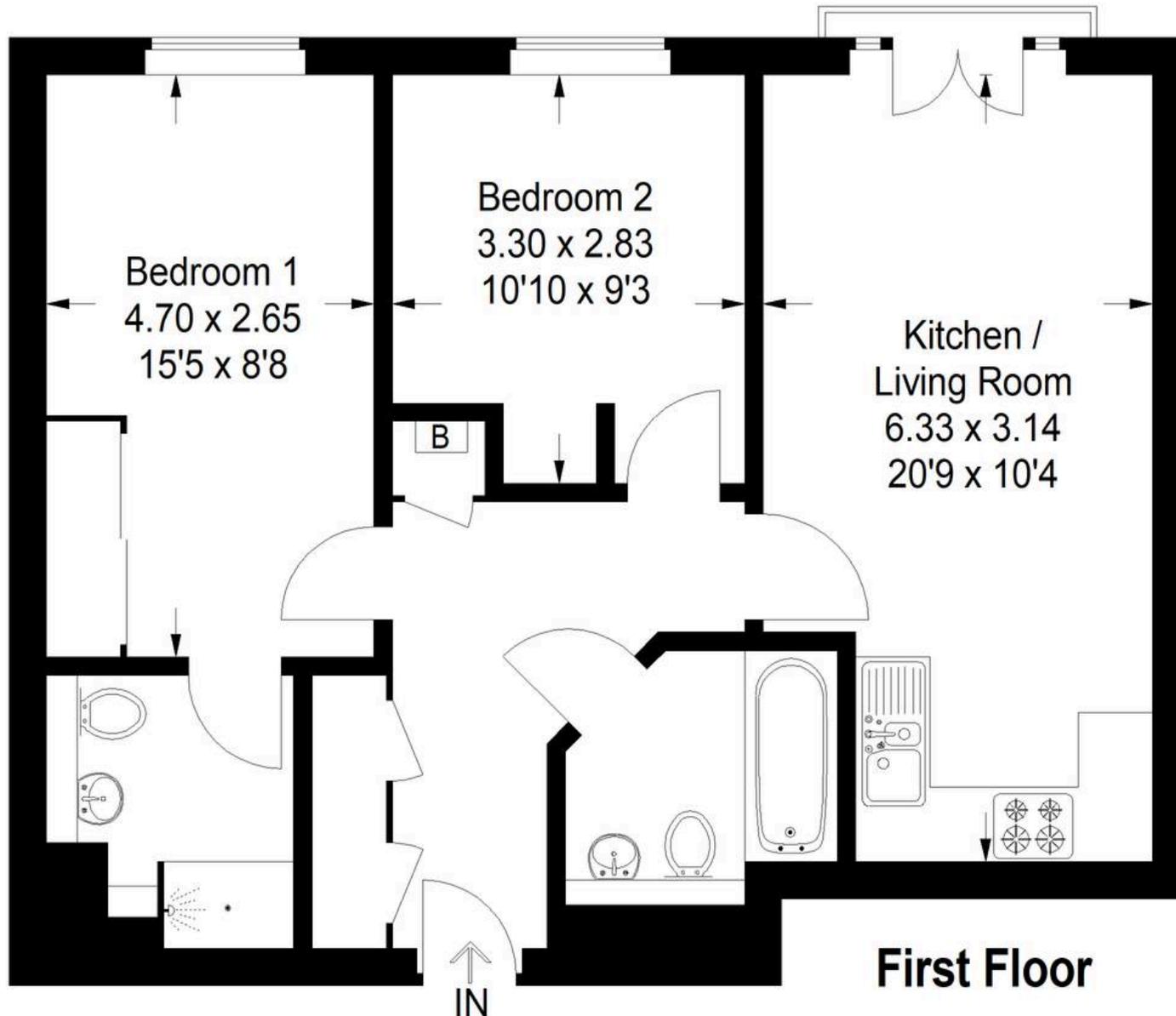
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:



Martlet Court, Church Street, Rudgwick

Approximate Gross Internal Area = 61.3 sq m / 660 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

First Floor



Roger Coupe Estate Agent

Roger Coupe Estate Agent, 151 High Street - GU6 8BB

01483268555 • housesales@rogercoupe.com • www.rogercoupe.com



For clarification, these sales particulars have been prepared as a general guide. Room sizes are approximate and we have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose.