



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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***** CHAIN FREE *****

An exceptionally well presented 2 double bedroom 1st floor apartment situated on an attractive gated development. Conveniently located within a stone's throw of primary school and bus stops with shops, secondary school, sports facilities and additional amenities within easy walking distance and motorway access approximately 2 miles away. Just off Edenfield Road, the complex is accessed via remote controlled gates with designated and visitors' parking spaces, beautifully maintained gardens and private aspects. With just 6 apartments accessed from the shared entrance, the property offers excellent security.

The property comprises: communal carpeted entrance and staircase (no lift); door to apartment with good sized hall having ample space for furniture and large storage cupboard; lounge with kitchen having double French doors and Juliette balcony overlooking gardens and car park with open aspect beyond. The kitchen has attractive fitted units with breakfast bar, tiled floor, integral appliances comprising electric oven, ceramic hob, extractor hood, fridge, freezer, dish washer and washing machine. The 2 double bedrooms both have a good range of quality fitted furniture and the spacious bathroom with fully tiled walls and floor comprises bath with plumbed shower above, WC, washbasin and chrome tiled radiator.

Leasehold for 999 years with £100 per annum ground rent; Council Tax Band B; Self-managed with a Service Charge of £85 per month (as at 2016 -17) which includes buildings insurance, window cleaning, bin cleaning, gardening, general maintenance and repairs of external and communal areas, LED external lighting for energy efficiency; uPVC double glazing; electric heating (heaters with thermostats & timers). **NO PETS & NO COMMERCIAL VEHICLES TO BE PARKED ON SITE.**

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Offers over £125,000

- Beautiful 1st floor apartment
- Attractive gated development
- Very convenient location
- Good sized lounge/kitchen
- 2 double fitted bedrooms
- Spacious luxury bathroom

