



Moorhill Court, Ashbrooke, SR2 9DE

**Offers In The Region Of
£139,950**

****NO ONWARD CHAIN****

Situated within a small private development just off Queen Alexandra Road this superbly appointed and spacious 2 bedroomed penthouse apartment provides luxury living accommodation.

The property comprises; reception hall, 2 double bedrooms, impressive open plan living/dining room/kitchen with granite worktops, superb house bathroom. Externally there are secure and private grounds with gardens.

This property has the rare benefit of a single garage and visitor car parking.

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Accommodation Comprises

Communal Entrance Hall

Reception Hall

Open Plan Kitchen/Living Space

15'10" x 22'8" (4.83m x 6.91m)



L Shaped open plan kitchen/living space. Fully fitted kitchen, comprising; base & eye level units, contrasting ordinate worktops, tiled splash back and a range of integral appliances.

Bedroom

11'7" x 18'3" (3.54m x 5.56m)



Bedroom

14'1" x 17'5" (4.30m x 5.30m)



L shaped

Bathroom



Three piece suite comprising low level w/c, pedestal basin, bath with shower over, floor and wall tiled, extractor, velux style window, electric wall heater

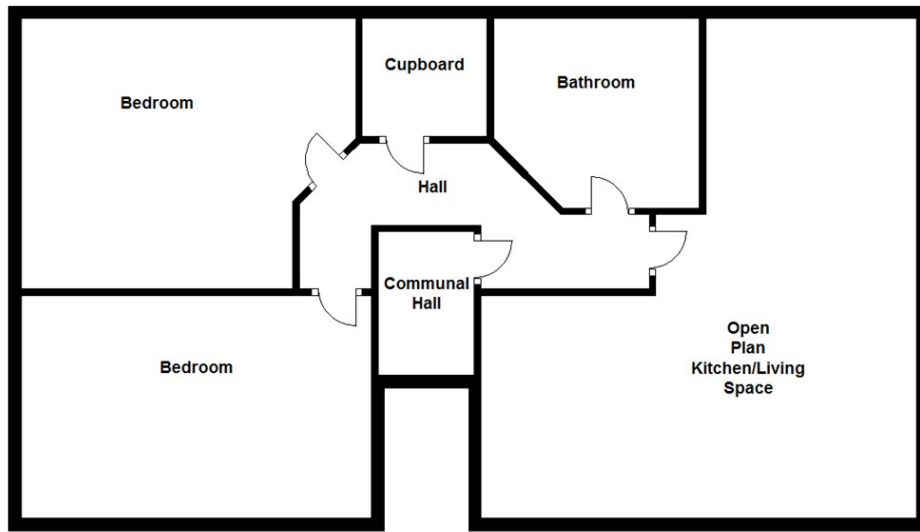
Externally



Externally there are communal gardens, Garage with electric up and over door.

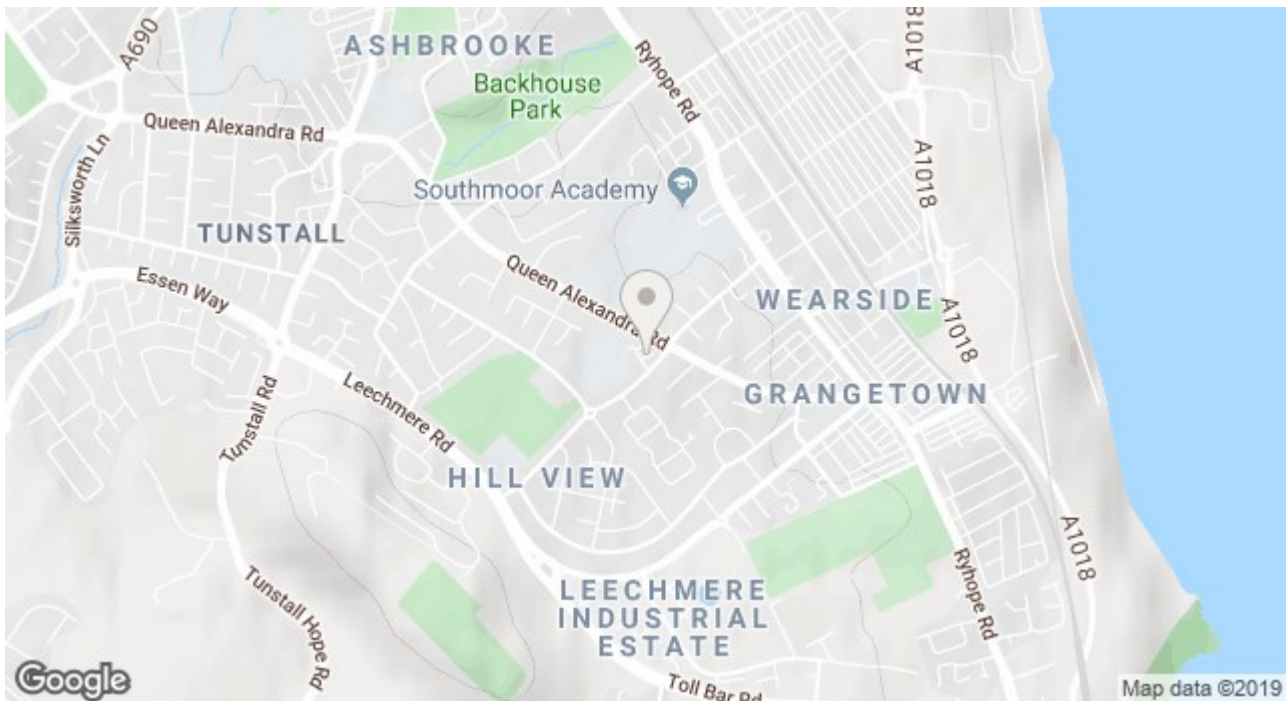
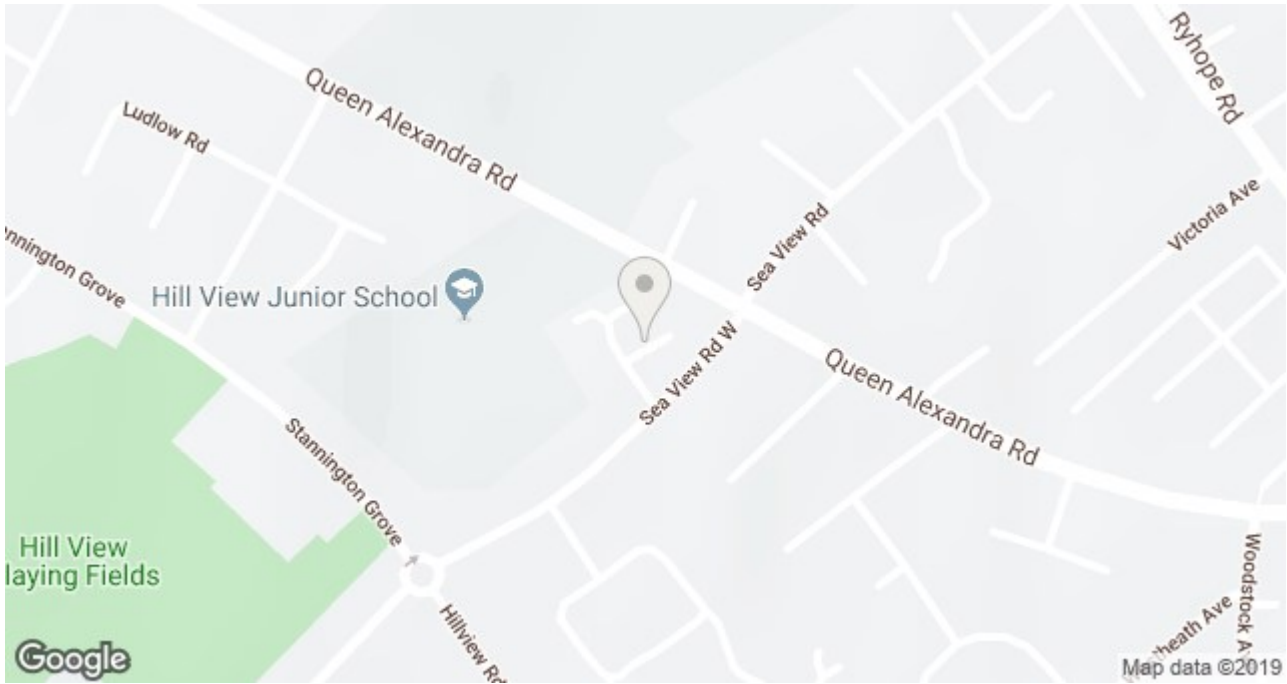
Ground Floor

Approx. 109.0 sq. metres (1173.4 sq. feet)



Total area: approx. 109.0 sq. metres (1173.4 sq. feet)

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Purchasing Procedure - To make an offer once you are interested in buying this property please contact our sales office as soon as possible. Any delay may result in the property being sold to someone else. **Very Important Notice:** In accordance with the Property Misdescriptions Act (1991) we have prepared the sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details and photographs remain exclusive to Paul Airey Chartered Surveyors.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	73
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		50	65
England & Wales		EU Directive 2002/91/EC	