



Brusselton Court, TS18 3AN
2 Bed - Apartment
Chain Free £65,000

To be sold with a sitting tenant. An ideal opportunity for rental investor or first time buyer, to purchase this smart and well presented two bedroom third floor flat (top floor). This smart property which briefly comprises of entrance hallway, lounge, kitchen, two bedrooms and bathroom/WC. The property benefits from gas central heating via radiators, double glazing and an allocated parking space.



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ENTRANCE

Via communal entrance door with stairs leading to the third floor landing.

LANDING

Which has door leading into hallway.

HALLWAY

With doors leading to lounge, bedroom 1,2, bathroom/WC and two built in storage cupboards

LOUNGE

15'11 x 11'10 (4.85m x 3.61m)

uPVC double glazed Juliet balcony to the front elevation, two double radiators, walkway through into kitchen.

KITCHEN

11'10 x 6'10 (3.61m x 2.08m)

A fitted kitchen with a range of wall floor and drawer units incorporating a gas hob with built in electric oven, plumbing for washing machine, space for fridge freezer, worktop with inset sink unit with mixer tap and single drainer, Gloworm wall mounted boiler which provides heating and hot water to the property, uPVC double glazed window to the front elevation

BEDROOM ONE

11'7 x 10'10 (3.53m x 3.30m)

uPVC double glazed window to the rear elevation, single radiator.

BEDROOM TWO

10'9 x 7'5 (3.28m x 2.26m)

uPVC double glazed window to the front elevation, single radiator, access to loft space/ideal for storage

BATHROOM/WC

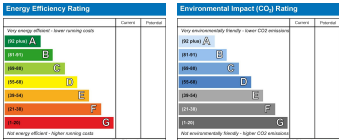
With bathroom suite comprising of bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, double radiator

OUTSIDE

There is an allocated parking space, in addition to visitors spaces.

N.B.

The tenure is leasehold with a service charge of £80.04 per calendar month for 12 months, with a ground rent of £250 per year. The lease commenced in 2007 with 125 years



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