

NEW
INSTRUCTION



£84,950

* NO CHAIN* TOWNEND ESTATE AGENTS ARE DELIGHTED TO OFFER FOR SALE THIS ONE BEDROOM FIRST FLOOR APARTMENT. Having been completely modernised by the present owner, this SUPERIOR apartment now benefits from: Newly installed high spec kitchen, newly installed luxury bathroom, new carpets and flooring throughout, newly decorated throughout.

ON AN EXCLUSIVE DEVELOPMENT FOR THE OVER 55s ONLY, THIS IS A 75% SHARED OWNERSHIP.

Close to the New Apperley Bridge Railway Station and just a short stroll from the village where there are daily shops, Village Post Office, Library, Community Centre, Restaurant / Wine Bar, Village Inns, food outlets, Doctors surgery, Dentist, Opticians, Vets, Banks, Accountancy, Hair and Beauty salons, Churches and excellent Schools.

HAVING GAS CENTRAL HEATING AND DOUBLE GLAZING, THE APARTMENT COMPRISES: ENTRANCE HALL, LOUNGE, KITCHEN, BEDROOM AND BATHROOM. PRIVATE RESIDENTS PARKING AND COMMUNAL GARDENS.

Maintenance charges are £73 per month and include Warden alarm support, window cleaning, external maintenance, Buildings insurance, Service charge and management.

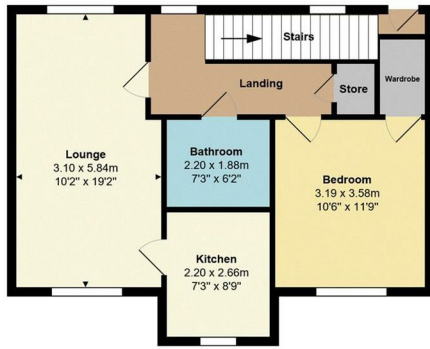
Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



Approx. Total Area: 53.4 m² ... 575 ft²

Whilst every effort is taken to ensure accuracy of the floor plans, measurements are approximate and for illustration purposes only.



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.
IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.
 PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | Very environmentally friendly - lower CO ₂ emissions (92 plus) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | | (55-68) D | |
| (39-54) E | | (39-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| | 68 70 | | |
| England & Wales EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC | |