

PROPERTY INFORMATION

ENTRANCE HALL DOWNSTAIRS WC

BEDROOM FOUR
11'4 x 6'4 (3.45m x 1.93m)

KITCHEN/DINER
13'11 x 13'2 (4.24m x 4.01m)

LANDING

LIVING ROOM
13'3 x 10'1 (4.04m x 3.07m)

BEDROOM THREE
13'4 x 8'8 (4.06m x 2.64m)

BATHROOM
7'6 x 5'8 (2.29m x 1.73m)

SECOND FLOOR LANDING

BEDROOM ONE
13'5 x 10'0 (4.09m x 3.05m)

EN SUITE
5'7 x 5'3 (1.70m x 1.60m)

BEDROOM TWO
13'6 x 10'2 (4.11m x 3.10m)

BALCONY
13'6 x 3'10 (4.11m x 1.17m)

OUTSIDE

ENCLOSED REAR GARDEN ALLOCATED PARKING

AGENTS NOTE

The property is Freehold but there is a -
Monthly Management Fee: £226
This charge includes:
SM reserve allocation
Water supply and sewage
Buildings insurance
Fire health & safety compliance
General building repairs
Professional fees
Contingency provision

Management charges
Monthly Estate Charge: £118
This covers:
Estate reserve allocation
Bin store servicing and maintenance
Communal electricity
Drain clearance
Gardening services
Tree maintenance
Insurance
Security services
Gated estate maintenance
All associated professional fees

The development currently holds £45,000
in its reserve fund, providing reassurance
that future works can be covered without
unexpected "payment on demand"
requests. The reserve system offers
excellent peace of mind for residents
should any maintenance issues arise.

FREEHOLD / COUNCIL TAX BAND D

ANTI MONEY LAUNDERING

Bernards Estate agents have a legal
obligation to complete anti-money
laundering checks. The AML check should
be completed in branch. Please call the
office to book an AML check if you would
like to make an offer on this property.
Please note the AML check includes taking
a copy of the two forms of identification
for each purchaser. A proof of address
and proof of name document is required.
Please note we cannot put forward an
offer without the AML check being
completed

OFFER CHECK PROCEDURE

If you are considering making an offer
for this or any other property we are
marketing, please make early contact with
your local office to enable us to verify your
buying position. Our Sellers expect us to
report on a Buyer's proceedability
whenever we submit an offer. Thank you.

REMOVALS

As part of our drive to assist clients with
all aspects of the moving process, we
have sourced a reputable removal
company. Please ask a member of our
sales team for further details and a
quotation.

SOLICITORS

Choosing the right conveyancing solicitor
is extremely important to ensure that you
obtain an effective yet cost-efficient
solution. The lure of supposedly cheaper
on-line "conveyancing warehouse" style
services can be very difficult to ignore but
this is a route fraught with problems that
we strongly urge you to avoid. A local,
established and experienced conveyancer
will safeguard your interests and get the
job done in a timely manner. Bernards
can recommend several local firms of
solicitors who have the necessary local
knowledge and will provide a personable
service. Please ask a member of our sales
team for further details.

BERNARDS MORTGAGE & PROTECTION

We have a team of advisors covering all
our offices, offering a comprehensive
range of mortgages from across the
market and various protection products
from a panel of lending insurers. Our fee
is competitively priced, and we can help
advise and arrange mortgages and
protection for anyone, regardless of who
they are buying and selling through.

If you're looking for advice on borrowing
power, what interest rates you are eligible
for, submitting an agreement in principle,
placing the full mortgage application,
and ways to protect your health, home,
and income, look no further!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



Call today to arrange a viewing
02392 004660
www.bernardsestates.co.uk

