



2



1



1



C



Description

Robert Luff & Co are pleased to present this two bedroom purpose built first floor flat located in Goring. The property offers two bedrooms, a lounge / diner, modern kitchen and modern bathroom too. Strand Parade offers high ceilings, some period features and is larger than others flats for the same price and also has very low running costs. It is conveniently positioned with a short walk from local schools, shops and transport links too. Internal viewing is advised.

Key Features

- First Floor Flat
- Purpose Built
- Low Running Costs
- Well Presented
- Council Tax Band - A
- Two Bedrooms
- Long Lease
- Convenient Location
- EPC - C
- Leasehold



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Main Entrance

Entrance Hall

Lounge / Diner
5.37 x 3.33 (17'7" x 10'11")

Bedroom One
3.87 x 3.68 (12'8" x 12'0")

Bedroom Two
3.70 x 2.11 (12'1" x 6'11")

Kitchen
2.85 x 1.94 (9'4" x 6'4")

Bathroom
1.94 x 1.87 (6'4" x 6'1")

Agents Note

Lease - 156 years

Service Charge - 33% as and when

Ground Rent - £0

Buildings Insurance - £480pa

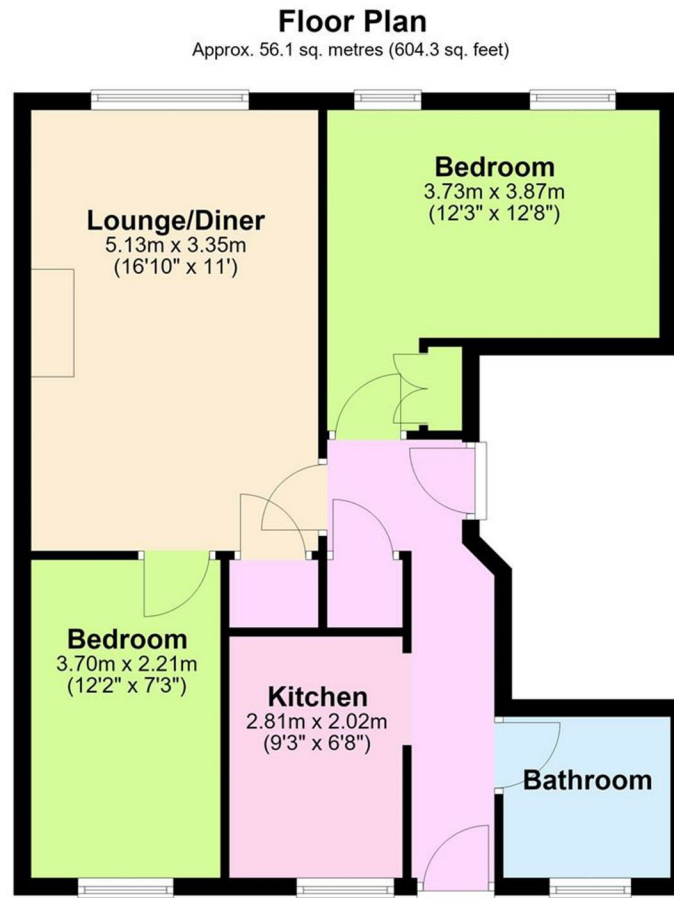


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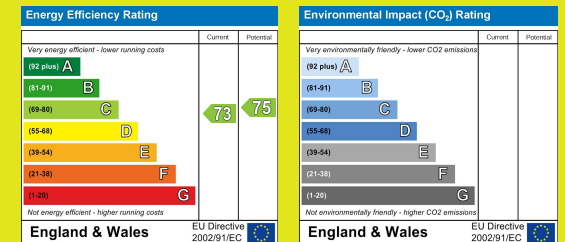
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Floor Plan The Boulevard



Total area: approx. 56.1 sq. metres (604.3 sq. feet)



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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