

## Raleigh Way, Goring By Sea

Offers In Excess Of  
£230,000  
Leasehold

- First Floor Flat
- Two Bedrooms
- Parking
- Well Presented
- Low Service Charge
- Leasehold
- EPC - TBC
- Council Tax Band - B

We are pleased to present this two bedroom purpose built first floor flat located in Goring. The property offers good sized accommodation with two large bedrooms, a lounge/diner that opens to the kitchen and a bathroom. The property also benefits off road parking, loft storage, double glazing and gas fired central heating. It is located close to local schools, shops and transport links with mainline station only 0.6 miles away. Internal viewing advised.

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**Robert  
Luff & Co**  
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## Accommodation

### Private front door

Double glazed obscured front door entrance, radiator, storage cupboard and stairs to:

### Entrance Hall

Double glazed window to side, storage cupboard offering shelving.

### Living Room 15'5" x 11'5" (4.70 x 3.48 (4.69 x 3.49))

Double glazed window to front, radiator, opening to kitchen

### Kitchen 11'5" x 7'0" (3.48 x 2.13 (3.47 x 2.14))

Measurements not to include built in units. Matching range of floor and wall units with work top surfaces and inset single bowl single drainer sink unit with mixer tap over, part tiled walls, plumbing and space for washing machine, built in oven with gas hob and extractor, double glazed window, space for fridge/freezer, built in cupboard with wall mounted Worcester combi gas fired central heating boiler.

### Bedroom One 12'4" x 11'11" (3.76 x 3.63 (3.77 x 3.64))

Measurements not to include built in wardrobe with shelving and hanging space, radiator, double glazed window.

### Bedroom Two 8'6" x 8'2" (2.59 x 2.49)

Double glazed window, radiator

### Bathroom/W.C

Panelled bath with mixer tap and shower attachment, low level w.c, part tiled walls and floor, chrome heated towel rail and wall mounted basin with mixer tap, obscured double glazed window.

### Outside

Two brick storage sheds, communal garden.

### Lease & Service Charge

Lease: Approximately 90 years remaining

Service Charge: £480 PA approximately

Ground Rent: £25 PA approximately

### Parking

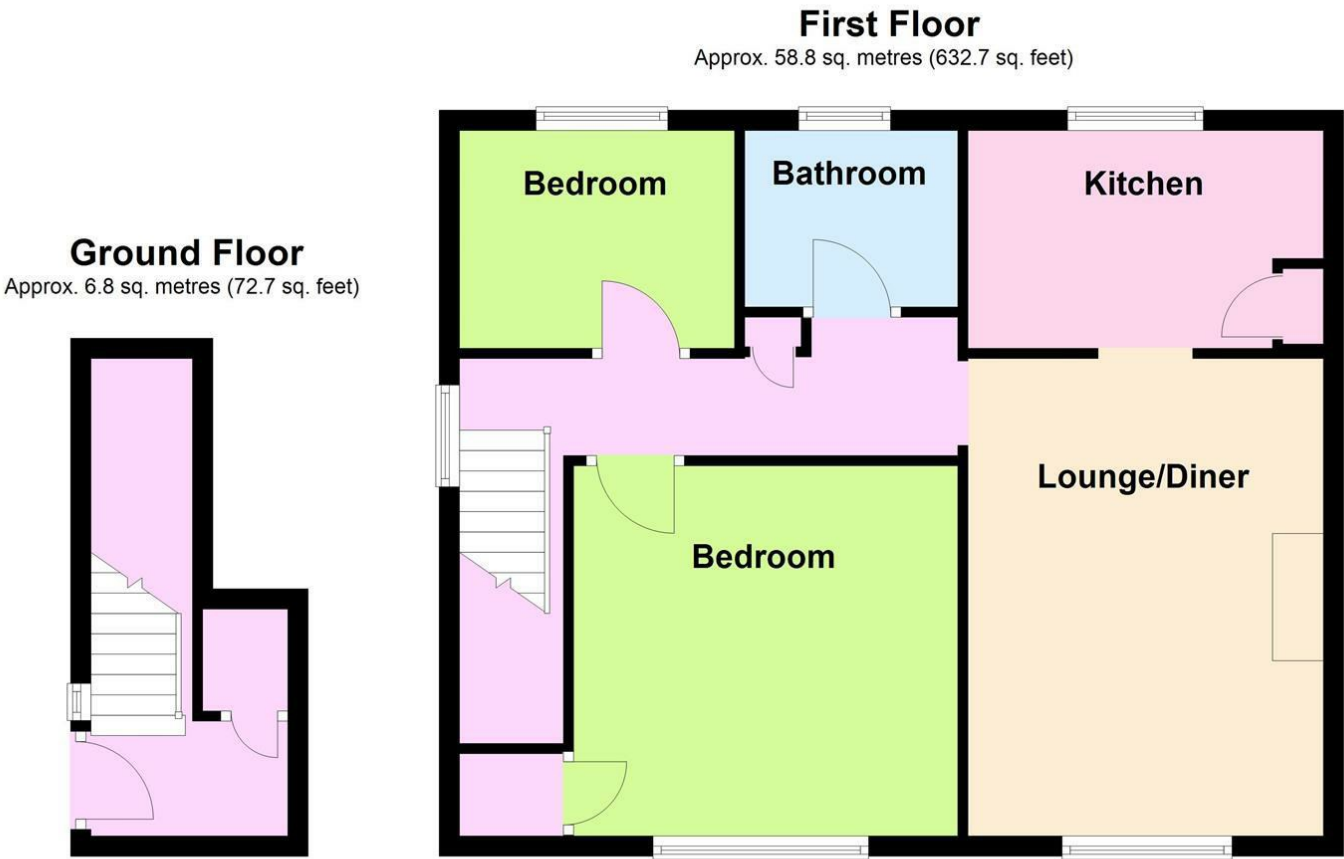
Off road parking accessed via a dropped curb.



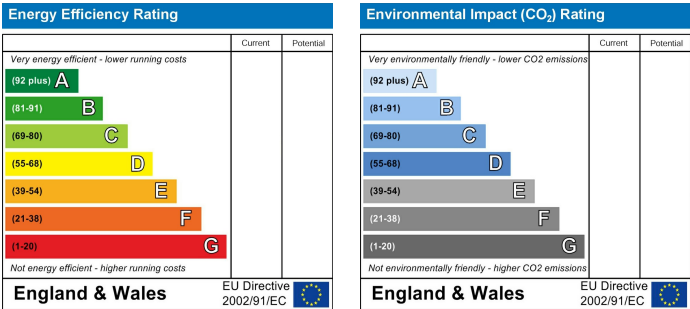
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Total area: approx. 65.5 sq. metres (705.4 sq. feet)



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