



SPEARMINT WAY | RED LODGE

*Ideal First Home or Buy to Let Property*



## SPEARMINT WAY | RED LODGE

Guide Price £135,000 Leasehold

### FEATURES

- Walking distance to local Shops, Doctors and Heath
- Easy Access to A11/A14
- Gas Central Heating
- Communal Garden
- No Chain
- Virtual 3D Tour Available
- Storage Cupboard Downstairs
- Ideal first home or buy to let property

### DESCRIPTION

NO CHAIN - A contemporary one-bedroom maisonette situated within a sought-after modern development in Red Lodge, just a short walk from local shops, the doctors' surgery, and the Heath. The property offers tastefully presented accommodation comprising an entrance hall, spacious living room, bathroom, well-appointed kitchen with integrated appliances and a double bedroom with built-in wardrobe,

Externally, the maisonette benefits from an allocated parking space, an external storage area, and access to a communal garden. Leasehold with approximately 110 years remaining, this property represents an excellent opportunity for both investors and first-time buyers alike.





## ACCOMMODATION

### Entrance Hall

Stairs to first floor.

### First Floor Landing

#### Living Room 11'3" max x 11'8" max (3.43m max x 3.57m max)

Window to front aspect. Built in cupboard. Opening to;

#### Kitchen 8'9" x 8'0" (2.66m x 2.44m)

Wide range of wall and base units, with double oven, gas hob with extractor over. Integrated fridge/freezer and washer/dryer. Wall mounted gas boiler enclosed in wall unit. Window to front aspect.

#### Bedroom 8'6" x 10'2" (2.59m x 3.09m)

Window to rear aspect. Double wardrobe with sliding mirror doors. Fitted vanity unit with storage. Window to rear aspect.

### Bathroom

Compact bath with shower over, low level WC, hand wash basin. Heated towel rail and window to rear aspect.

### Parking

Allocated parking for one car.

### Communal Garden

Enclosed ,mainly laid to lawn with patio path.

### Agents Notes

Annual management fee of approximately £833.98pa (2025) to first port. Estate management fee of £300pa to Greenbelt. Ground rent £250pa fixed. Approximately 110 years left on 125year lease.















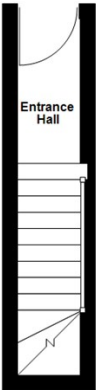
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info@clarkephilips.co.uk  
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Council Tax Band : A

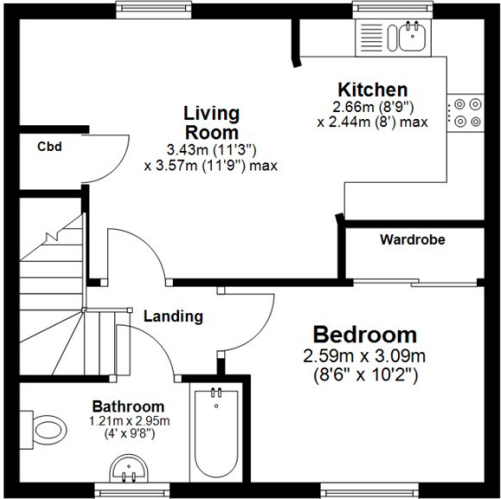
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Ground Floor  
Approx. 3.9 sq. metres (41.8 sq. feet)



First Floor  
Approx. 33.2 sq. metres (357.0 sq. feet)



Total area: approx. 37.0 sq. metres (398.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the Floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or can be given. Copyright Clarke Philips Ltd 2021.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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