The Estate Agent People Recommend

WentWorth Estate Agents

4 St. Michaels Court, Ruscombe RG10 9UF

Price guide £210,000

Welcome to this ground floor apartment located in the desirable St. Michaels Court, Ruscombe. This good sized one-bedroom flat, built in the 1990, offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers or an investment opportunity, with NO ONWARD CHAIN.

The good sized living area is bathed in natural light, creating a bright and airy space for relaxation or entertaining guests. The kitchen provides ample storage and workspace, catering to all your culinary needs.

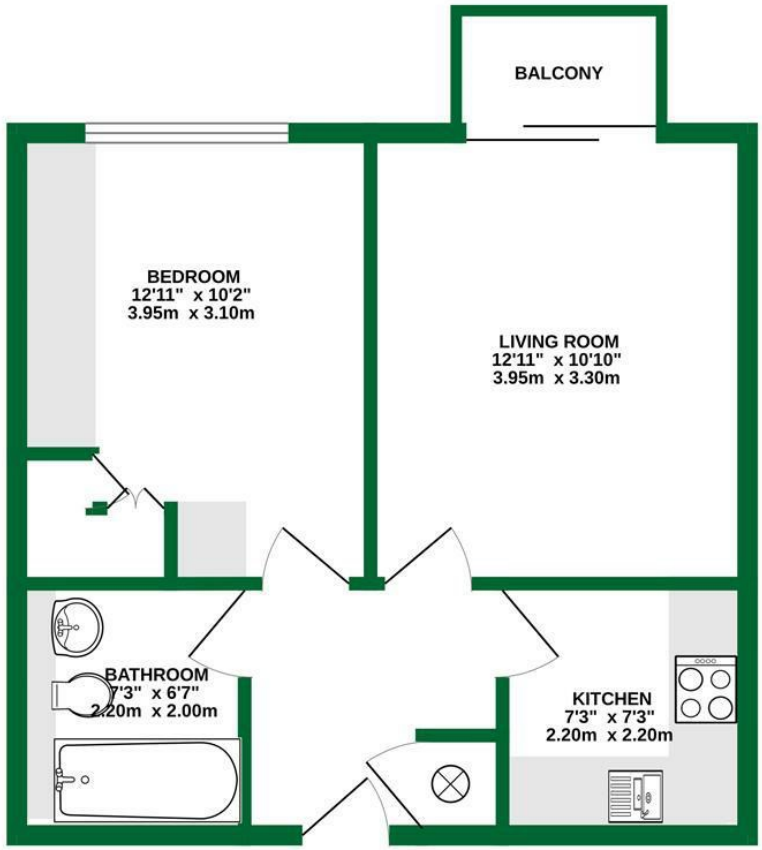
One of the standout features of this apartment is the lovely balcony, which extends your living space outdoors. It is the perfect spot to enjoy your morning coffee or unwind with a book in the fresh air. The bedroom is generously sized, with fitted cupboards offering a peaceful sanctuary for rest and relaxation.

Residents of St. Michaels Court benefit from convenient parking facilities, ensuring that you will always have a space for your vehicle. The property is ideally situated just 2/3 of a mile from the village and the local railway station, which is on the Elizabeth line, providing easy access to nearby amenities and transport links.

This apartment presents a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after location. With its appealing features and proximity to local conveniences, this property is not to be missed. We invite you to arrange a viewing and discover the charm of this delightful flat for yourself.

Share of freehold - 999 year lease from 2021
Service charge £960pa.
no ground rent charge.
EPC rating C
Council tax band C

FIRST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 424 sq.ft. (39.4 sq.m.) approx.

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 efficiency can be given.
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ACCOMMODATION

- 1 BEDROOM APARTMENT
- BALCONY OFF LIVING ROOM
- LARGE DOUBLE BEDROOM
- SHARE OF FREEHOLD
- RESIDENTS PARKING
- 2/3 OF A MILE FROM VILLAGE CENTRE
- IN NEED OF SOME UPDATING
- IDEAL FIRST TIME OR INVESTMENT PURCHASE
- NO ONWARD CHAIN

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.