



Langton Way, St. Annes Park

£165,000

- **Energy Rating - C**
- **Perfect For First Time Buyers**
- **Two Allocated Parking Spaces**
- **Purpose Built Flat**

- **NO ONWARD CHAIN**
- **Kitchen With Plenty Of Storage**
- **Close To Local Amenities**
- **Double Bedroom**

Situated on a quiet cul-de-sac in St Annes Park, this well-proportioned one-bedroom apartment offered with NO ONWARD, the property is located on the ground floor and comprises a good-sized double bedroom, a spacious sitting room with an adjoining kitchen, a bathroom, and plenty of storage space. The property also benefits from two allocated parking spaces, along with additional visitor parking.

The area has become increasingly popular thanks to its riverside location, with many residents enjoying wild swimming and canoeing along sections of the river. The much-loved Beeses, overlooking the River Avon, is just a 30-minute walk away and offers themed dining nights as well as live music on Friday evenings throughout the summer. Everyday amenities are close at hand, with a Co-op supermarket only a 5-minute walk, and regular bus services provide easy access in and out of the city.

This property would make an ideal first-time purchase, and early viewing is highly recommended.

Living Room 14'7" x 10'11" (4.45 x 3.35)

Kitchen 9'7" x 6'10" (2.94 x 2.09)

Bedroom 11'0" x 9'1" (3.36 x 2.79)

Bathroom 7'3" x 6'10" (2.22 x 2.09)

Tenure - Leasehold

Lease Start Date 21/07/1994

Lease End Date 01/01/2992

Lease Term 999 years from 1 January 1993

Lease Term Remaining 966 years

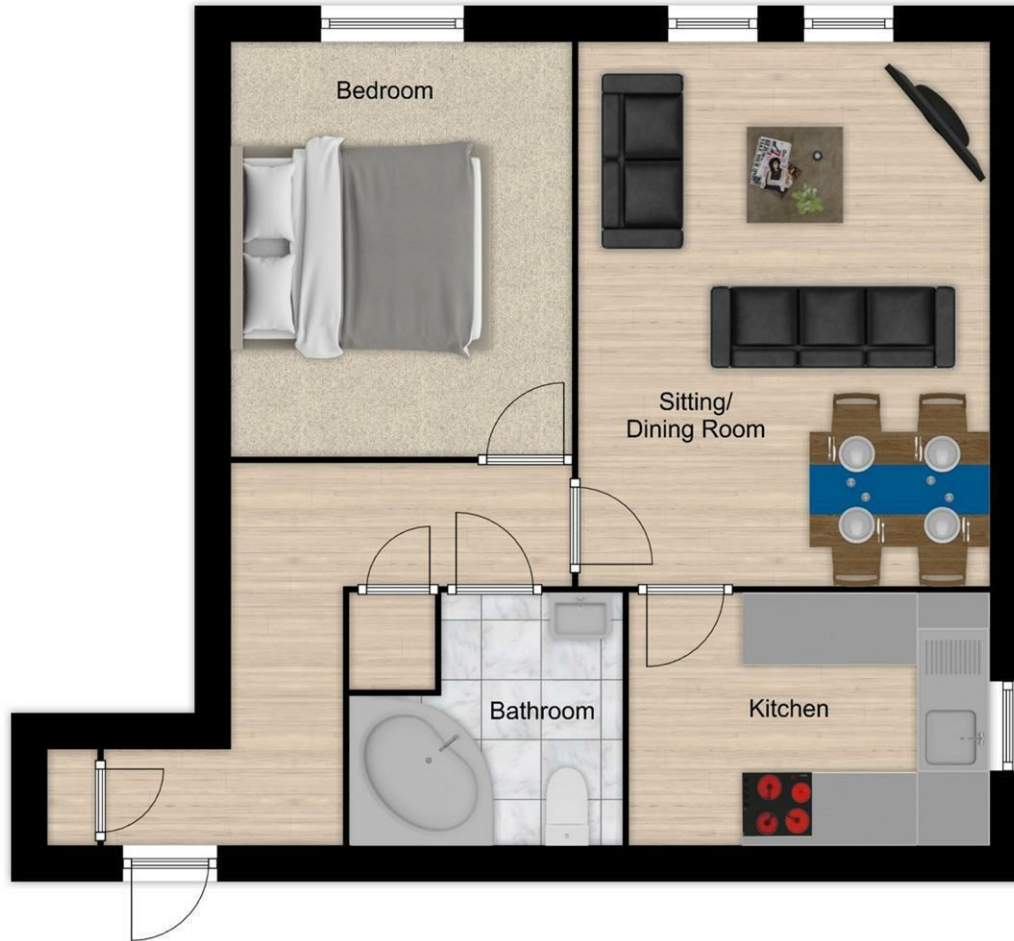
Service Charge - £85 PCM

Ground Rent - £50 PA

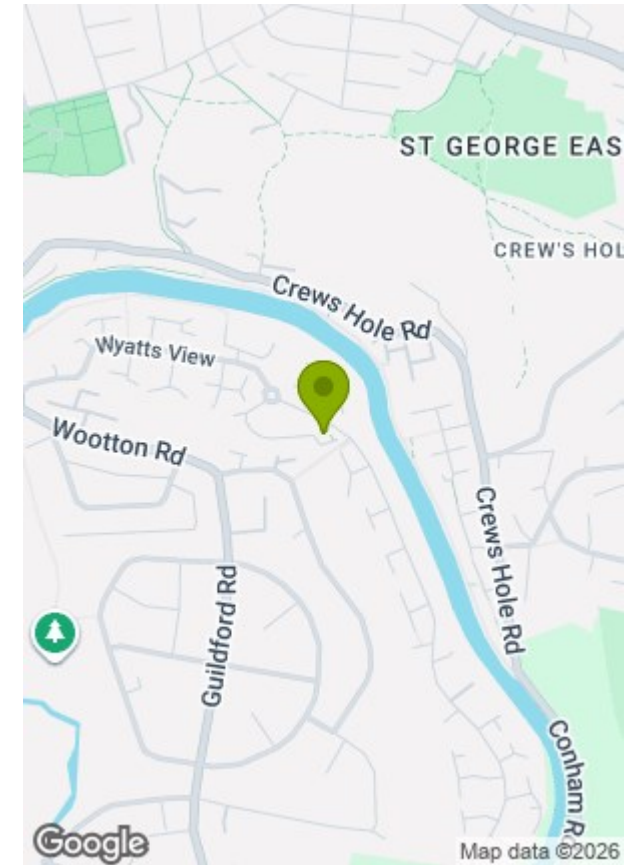
Council Tax Band - A







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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		70	78
(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			
(82 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	

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