

- **Energy Rating - D**
- **New UPVC Double Glazing & Gas Central Heating**
- **Close To Amenities & Local Schools**
- **Shared Garden**
- **One Bedroom Flat**
- **18ft Living Room**
- **Communal Parking**
- **Perfect For First Time Buyers**

Located on Button Close within Whitchurch, this property is very well connected to the town center while also benefiting from a variety of local amenities. Within a 3–4 minute walk, you'll find an Asda superstore, a pub, and a fish & chip shop, along with many other conveniences within walking distance.

The flat has been completely renovated to a high standard, offering modern and stylish living throughout. It features a welcoming entrance hallway that leads to a spacious double bedroom. The bright and airy 18ft lounge is perfect for relaxation or entertaining guests. The well-appointed kitchen has been updated with contemporary fittings and is designed with modern living in mind, while the bathroom includes a shower over the bath for added convenience. Additionally, there is a large utility cupboard, providing space for extra white goods and storage.

Residents will also benefit from off-street parking, ensuring convenience and peace of mind. There is a well-maintained communal garden, offering a safe and relaxing outdoor space with grassy areas, a courtyard, and a laundry room. The property also features new UPVC double glazing and an efficient gas central heating system powered by a combination boiler, ensuring comfort throughout the year.

Don't miss the opportunity to call this beautifully renovated flat your home. It offers the perfect combination of location, comfort, and modern living amenities.

Living Room 18'4" x 9'9" (5.60 x 2.98)

Kitchen 9'8" x 6'11" (2.97 x 2.12)

Bedroom 12'10" x 9'9" (3.92 x 2.98)

Bathroom 6'9" x 5'7" (2.08 x 1.71)

Council Tax - Band A

Tenure - Leasehold

Lease Start Date 21/08/1988

Lease End Date 22/08/2113

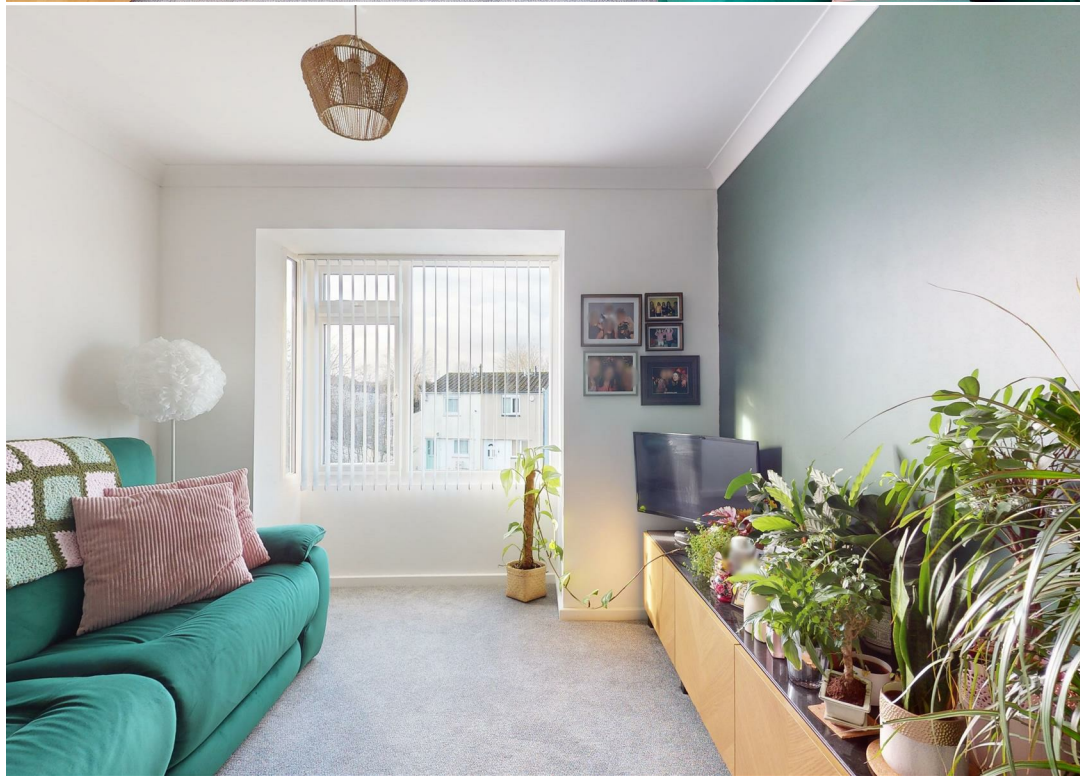
Lease Term 125 years from 22 August 1988

Lease Term Remaining 88 years

Ground Rent - £10 PA

Service Charge - Approximately £400 PA



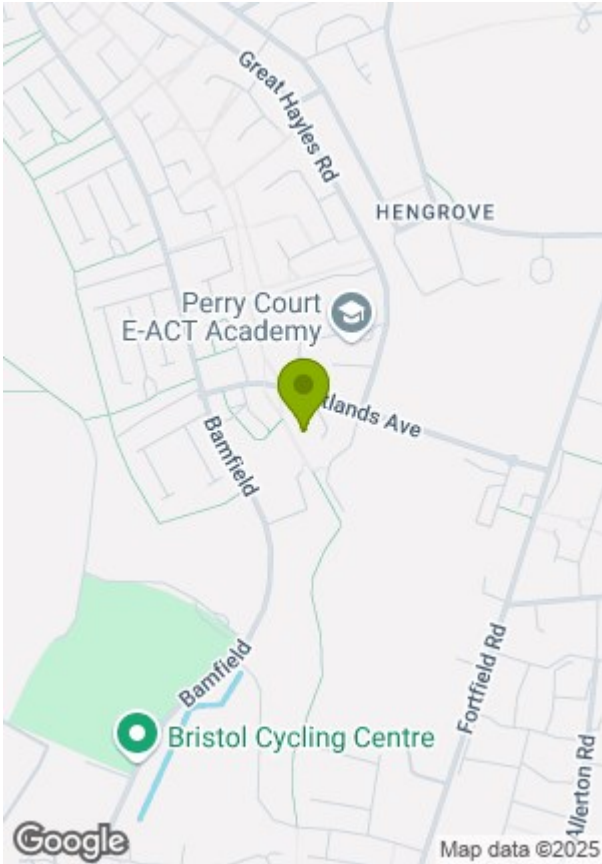








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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	66		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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