



Ridgemount Gardens, Whitchurch

£215,000

- Energy Rating - C
- Two Double Bedrooms
- Good Size Kitchen
- Allocated Parking
- Perfect For First Time Buyers
- First Floor Flat
- Spacious Lounge
- En-Suite
- Security Entry Phone System
- Please note - Our photographs were taken before the current tenant moved in.

Offered with no onward chain, this well-presented first-floor flat is located in the sought-after Ridgemount Gardens and features two double bedrooms and allocated parking. The property boasts a bright and airy lounge, a spacious kitchen, and two generous double bedrooms - one of which benefits from built-in wardrobes and an en-suite shower room. There is also a modern bathroom with a shower over the bath.

Additional benefits include UPVC double glazing, gas central heating, two large hallway storage cupboards, an allocated parking space, and a secure entry phone system. Ideally situated close to local schools, shops, bus routes, and a range of other amenities, this flat offers convenient and comfortable living.

Please note: The photographs shown were taken prior to the current tenant moving in.

Lounge 14'9" x 13'3" (4.50 x 4.06 )

Kitchen

Bedroom One 15'3" x 8'11" (4.67 x 2.72)

En-Suite 6'6" x 6'4" (1.99 x 1.94)

Bedroom Two 10'9" x 9'5" (3.28 x 2.89)

Bathroom 7'1" x 5'7" (2.16 x 1.72 )

Council Tax - Band B

Tenure Status - Leasehold

125 years from 1 January 2003 - 103 years remaining - Lease end date - 01 Jan 2128

Ground Rent - £175 pa

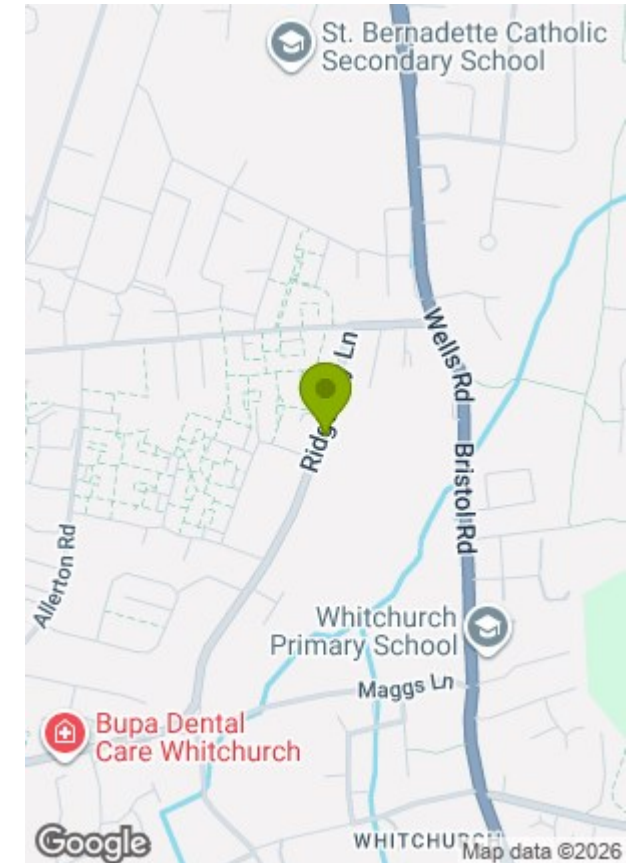
Service Charge - £194.83 per month







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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		
	75	79
England & Wales	EU Directive 2002/91/EC	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	EU Directive 2002/91/EC

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