



## Flat 3, 116, Bentworth Barnham Road

Barnham, PO22 0EW

**Price £250,000**

NO CHAIN. Being sold with vacant possession, this well-maintained ground-floor garden apartment is close to Barnham Village amenities, shops, mainline train station and bus routes to the wider community. A bright and spacious property located at the back of the development, benefits include: entrance hall with storage cupboard; modern fitted kitchen with integrated fridge, freezer, electric oven and hob and window overlooking the communal gardens; good-sized living / dining room with feature fireplace and electric fire plus patio doors opening onto patio area; two double bedrooms, one with ensuite shower room; additional shower room. Further benefits include shutters to both bedrooms and patio doors / windows; solid flooring to kitchen; allocated parking space, plus visitor parking; gas central heating. EPC - C. Tenure - leasehold. Lease term 125 years from 25 March 1990 - 91 years remaining on lease. Annual ground rent - £250.00 payable February. Service charge £2,607 per annum, payable April and October. Council Tax Band - C.

- Ground-floor garden apartment
- Two double bedrooms
- Modern fitted kitchen
- Living / dining room
- Shower room
- Ensuite shower room
- Allocated parking space
- 91 years remaining on lease
- Vacant possession
- Close to Barnham Village amenities, shops, mainline train station & bus routes

### Viewing

Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.



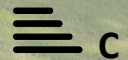
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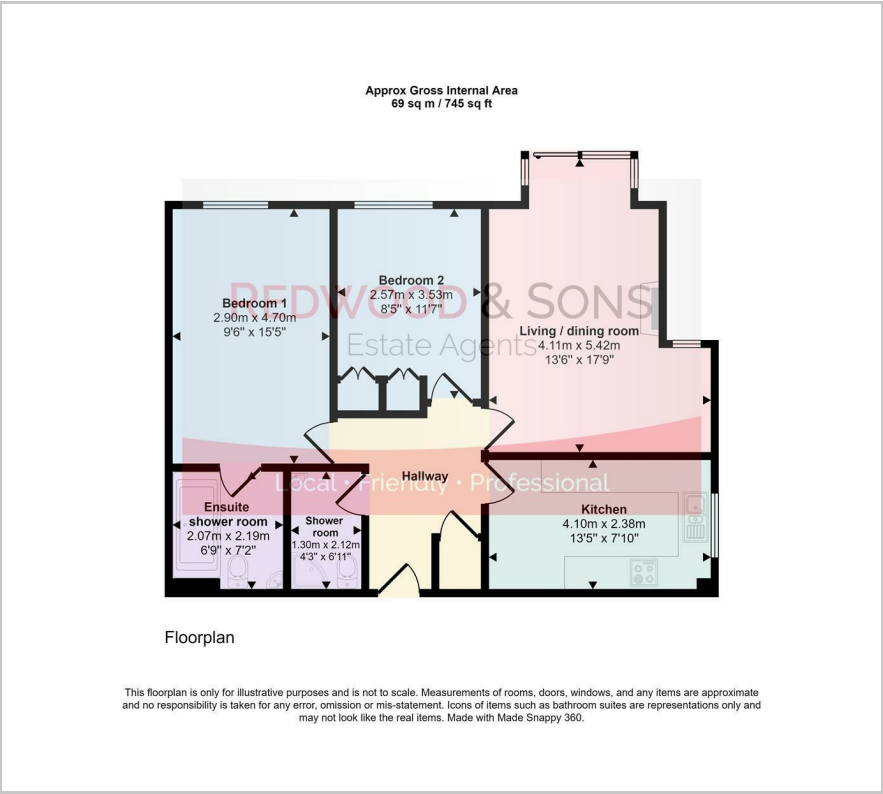


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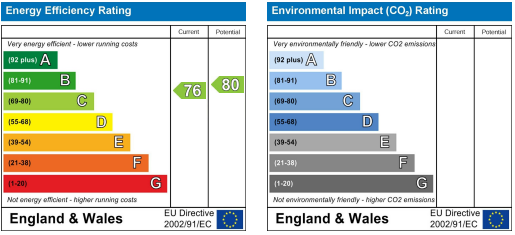
Floor Plan



Area Map



Energy Efficiency Graph



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