

# REDWOOD & SONS

Estate Agents

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## Abbie Court Lake Lane

Barnham, PO22 0JB

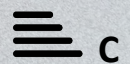
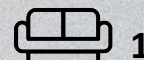
**£160,000**

NO CHAIN. Accessed via a communal entrance with stairs to top-floor, this purpose-built apartment benefits from the following: personal door opening onto entrance hall with large storage cupboard with plumbing for washing machine; light open-plan kitchen / dining / living room with integrated oven, hob, extractor unit, dishwasher and full-sized fridge/freezer; double bedroom with built-in wardrobes; fully tiled bathroom with shower over bath. Additional benefits include allocated parking space and communal gardens. Conveniently situated a short walk to Barnham Village with its shops, amenities, mainline train station and bus routes. EPC - C. Tenure - leasehold - 125-year lease with 106 years remaining. Council Tax Band - B. Ground rent - £250 per annum. Service charge approximately £1,200 per annum.

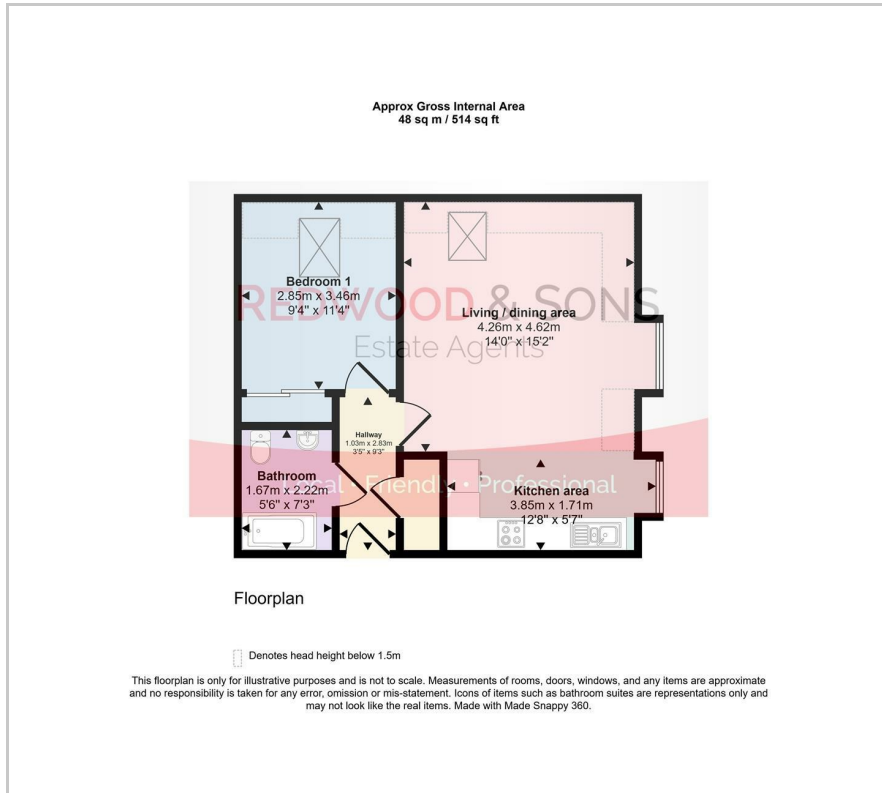
- No chain
- Top-floor apartment
- One double bedroom
- Open-plan kitchen / living / dining room
- Bathroom
- 125-year lease with 106 years remaining
- Allocated parking space
- Communal garden
- Barnham Village locality with shops, amenities, mainline train station & bus routes

### Viewing

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



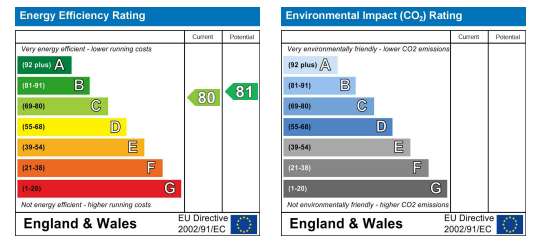
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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