

# REDWOOD & SONS

Estate Agents

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## Flat 2, 67, Clare Court Barnham Road

Barnham, PO22 0EP

**Offers over £240,000**

NO CHAIN. NEWLY REFURBISHED GROUND-FLOOR APARTMENT. Being sold with no onward chain, this spacious apartment has been refurbished to a high standard and benefits from the following accommodation: communal entrance; private entrance hall with storage area; hallway with storage cupboard; stylish kitchen with gas hob, integrated oven, plumbing and space for washing machine, dining area and porch with patio doors to communal gardens; spacious living / dining room with large bay window overlooking the rear communal gardens; two double bedrooms, one with ensuite shower room; additional shower room. Parking is available in the communal parking area. Close to shops, schools, amenities, Barnham mainline train station and bus routes. EPC - C. Council Tax Band - B. Tenure - leasehold (88 years remaining), ground rent £200.00 per annum, service charge £2,809.65 per annum.

- Refurbished ground-floor apartment
- 2 double bedrooms
- Kitchen / breakfast room
- Living / dining room
- Shower room
- Ensuite shower room
- Communal parking
- Private entrance hall
- Communal gardens
- Close to shops, schools, 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.



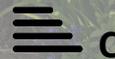
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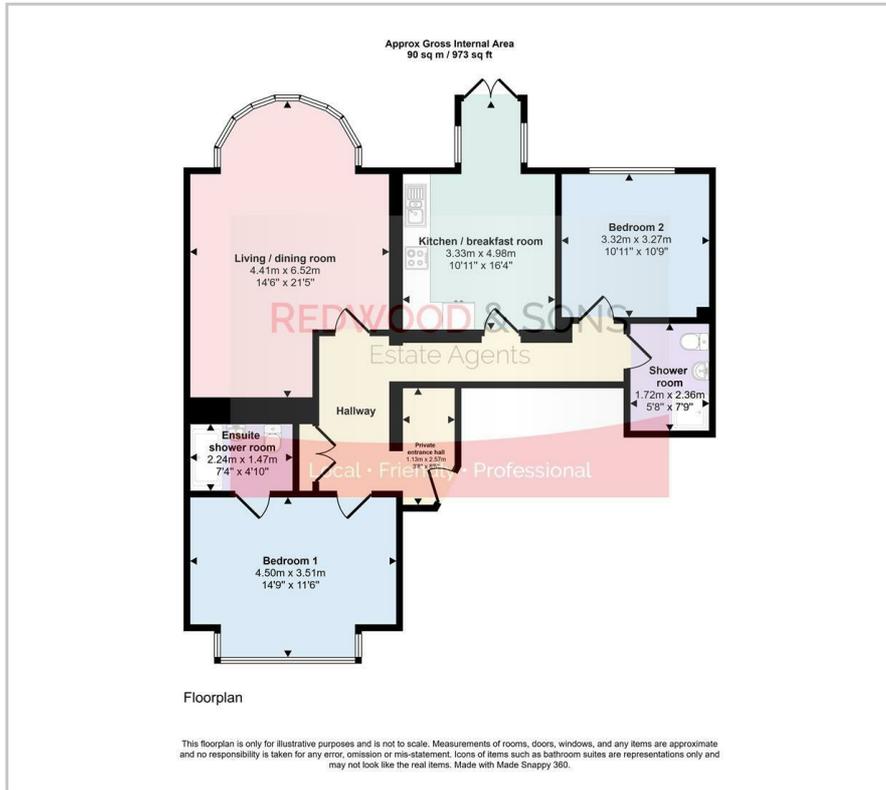


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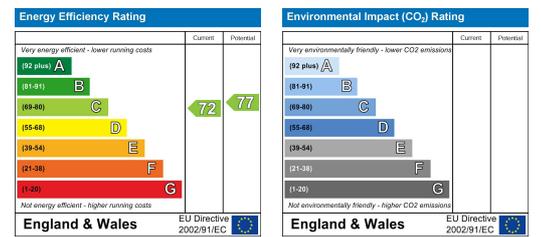
## Floor Plan



## 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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