



OAKFIELD



Envoy House, Cross In Hand, TN21 0SR

Asking Price £130,000





## Envoy House, Cross In Hand, TN21 0SR

Oakfield Estate Agents are delighted to present to the market this well-appointed, chain-free one-bedroom first-floor flat, perfectly situated in the heart of Cross in Hand.

Offering a blend of comfort, convenience, and scenic charm, this property is an ideal opportunity for first-time buyers, investors, or those seeking a peaceful retreat.

The flat benefits from its own allocated parking space and access to a well-maintained communal garden at the rear – perfect for relaxing and soaking in the stunning views of open fields and mature trees that frame the countryside beyond.

Accessed via an external staircase to the side of the building, the accommodation opens into a bright and airy open-plan kitchen/lounge.

With dual-aspect windows, this space is flooded with natural light, creating a warm and inviting atmosphere.

The double bedroom is well-proportioned, while the bathroom is both pleasant and functional. A useful storage cupboard completes the layout.

Positioned in a convenient location close to local amenities, yet surrounded by nature, this charming flat combines rural outlooks with everyday practicality.







### Kitchen/Lounge

13'5 x 12'2 (4.09m x 3.71m)

### Bedroom

11'9 x 7'10 (3.58m x 2.39m)

### Bathroom

4'11 x 4'10 (1.50m x 1.47m)

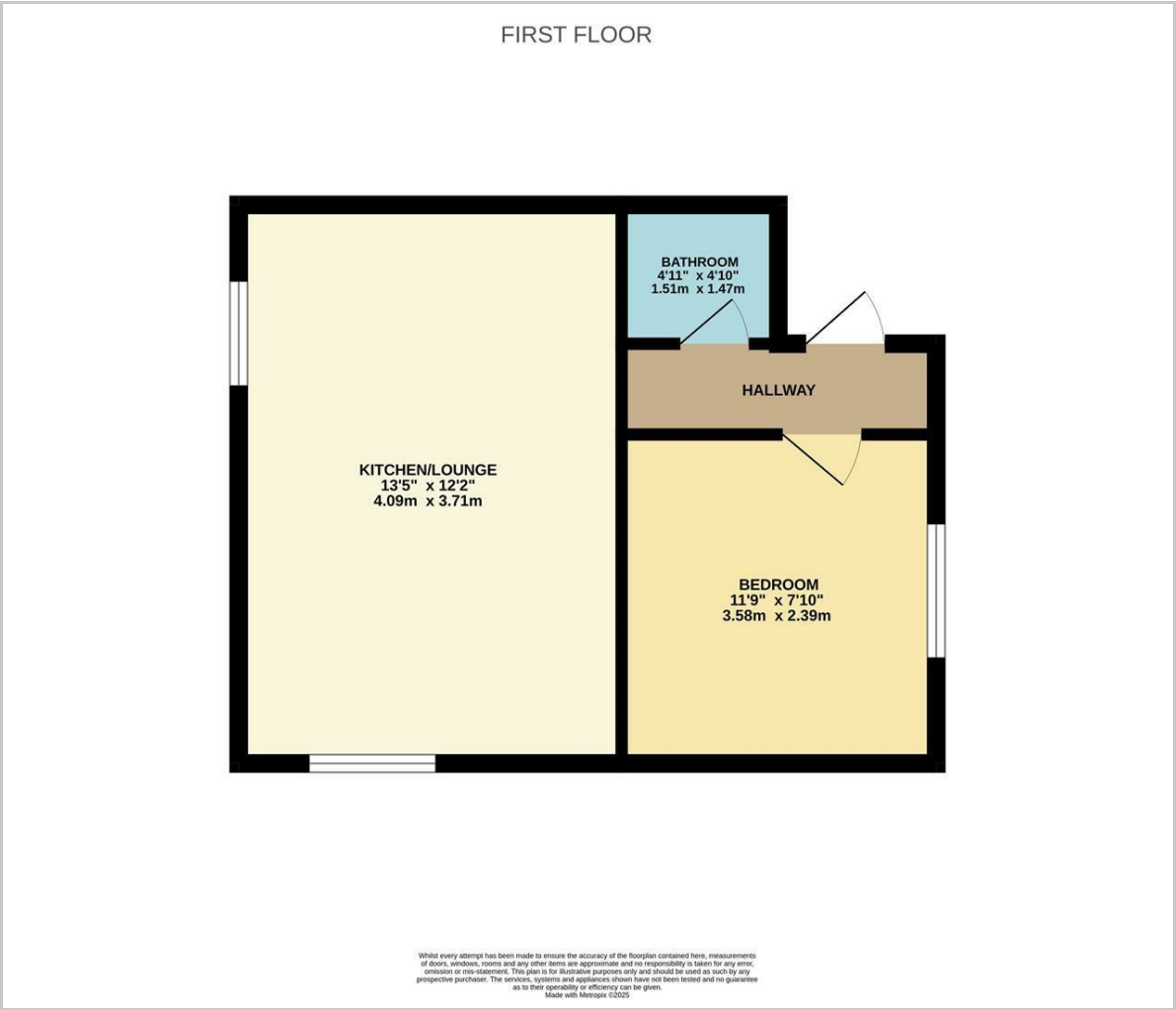
**Council Tax Band - A £1,739 per annum**

### Lease Information

The seller advises that the property is offered as leasehold and has approximately 155 years remaining on the lease. The service charge is £1,236.50 per annum. The ground rent is £73 every six months. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.



Floor Plan

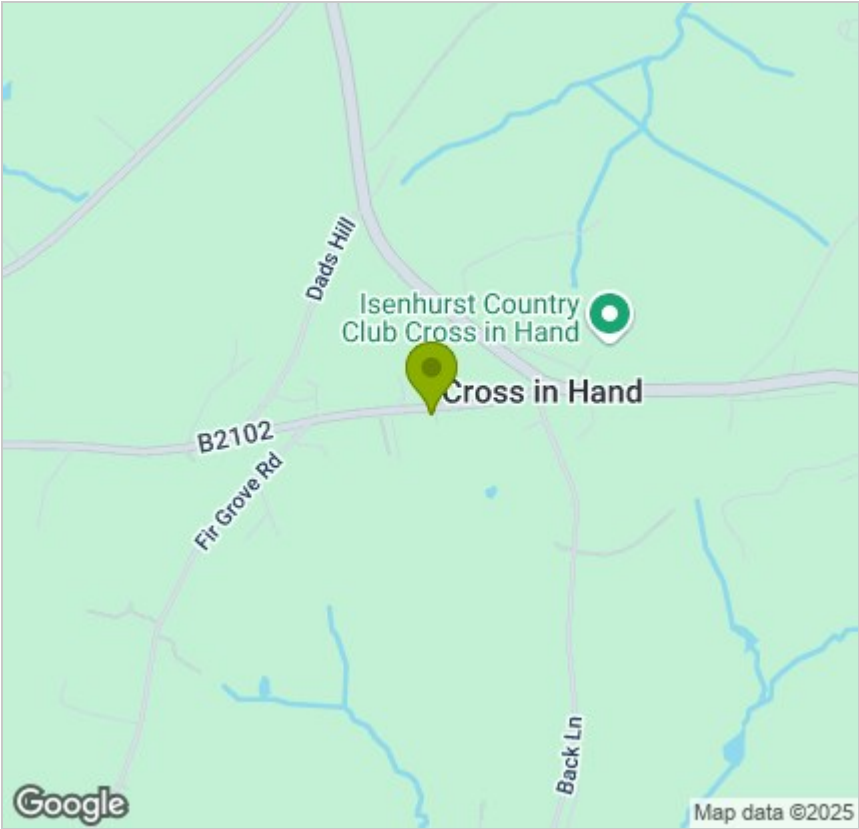


Viewing

Please contact us on 01435 864233 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

