



£99,950

NO CHAIN *TWO BEDROOMS* *PENTHOUSE* *WELL PRESENTED* *LONG DISTANCE VIEWS* *QUIET CUL-DE-SAC* *CLOSE TO APPERLEY BRIDGE STATION* *ALLOCATED PARKING* *IDEAL FOR FIRST TIME BUYERS & INVESTORS*

Townend Estate Agents offer for sale this well-presented penthouse apartment with no onward chain. With two spacious bedrooms and a well-appointed bathroom, this flat is perfect for first-time buyers or savvy investors looking to expand their portfolio, landlords can expect an estimated rental income of £700pcm. The property boasts a generous reception room that provides a welcoming space for relaxation and entertaining. One of the standout features of this apartment is the fantastic long-distance views. The apartment is situated on a quiet cul-de-sac, ensuring a peaceful environment away from the hustle and bustle of city life. Additionally, the property comes with allocated parking, adding to the convenience of urban living. Offered with no onward chain, this penthouse apartment is ready for you to move in and make it your own. Whether you are looking to start your journey as a homeowner or seeking a promising investment opportunity, this property is not to be missed.

The property comprises briefly: Entrance hall, spacious Lounge/Kitchenette with breakfast island and Juliette balcony, offering fantastic long distance views towards Apperley Bridge. With two spacious bedrooms and modern bathroom. Allocated parking.

All leasehold information must be verified by your solicitor prior to purchase.

Leasehold Info:
Leasehold Length: 111 years
Ground Rent: £175 per annum
Service Charge: £140 per month

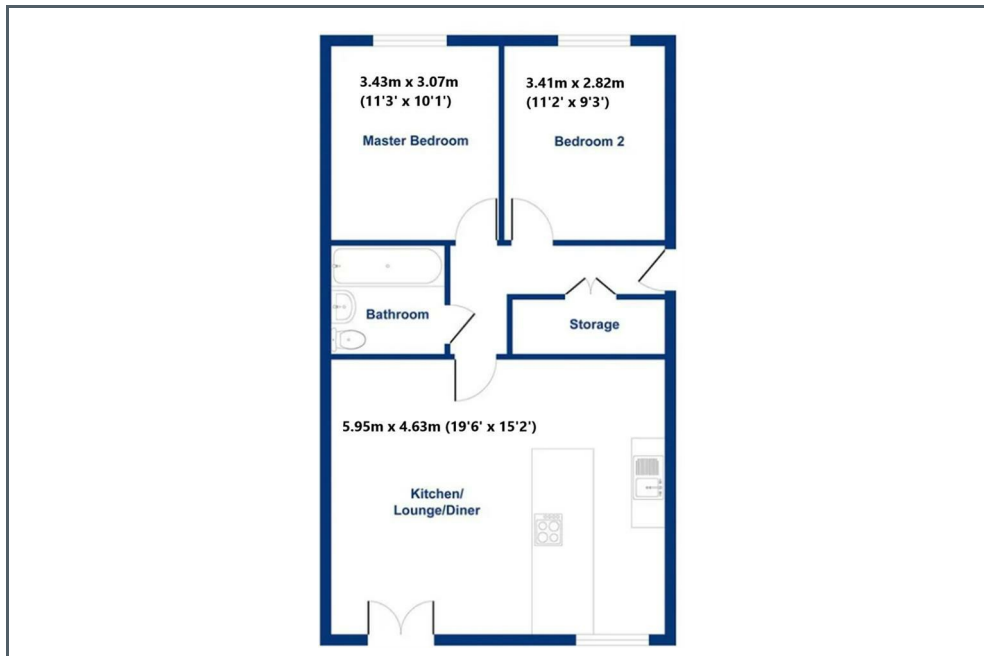
Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		