



£125,000

\*TWO BEDROOMS\* \*GROUND FLOOR APARTMENT\* \*IDEAL FOR DOWNSIZERS/FIRST TIME BUYERS & LANDLORDS\* \*QUIET DEVELOPMENT\* \*CLOSE TO THACKLEY AMENITIES\* \*ALLOCATED PARKING\*

Welcome to this charming ground floor flat located in the peaceful development of Nials Court, Thackley. This delightful property features two well-proportioned bedrooms, making it an ideal choice for downsizers, investors, and first-time buyers alike. Upon entering, you will find a welcoming reception room that offers a comfortable space for relaxation and entertaining. The flat also includes a well-appointed bathroom, ensuring convenience for everyday living. One of the standout features of this property is the allocated parking space, providing ease and security for your vehicle. The flat is situated in a quiet area, yet it remains close to all the essential amenities that Thackley has to offer, including shops, cafes, and public transport links, making it a practical choice for those who appreciate both tranquility and accessibility. This property presents a wonderful opportunity to enjoy a low-maintenance lifestyle in a sought-after location. Whether you are looking to invest, downsize, or take your first step onto the property ladder, this flat is sure to meet your needs. Do not miss the chance to make this lovely home your own.

Leasehold Charges:  
£125pcm management charge.  
Lease with 997 years remaining.

This apartment is self-managed by the residents, which helps to keep service charges reasonable and avoids unexpected price hikes.  
All leasehold information must be verified by your solicitor prior to purchase.

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		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		

EU Directive 2002/91/EC