



£99,950

\*NO CHAIN\* \*TWO BEDROOMS\* \*FIRST FLOOR\* \*IDEAL FOR FIRST TIME BUYERS & INVESTORS\* \*MODERNISED\* \*NEW KITCHEN\* \*NEW BATHROOM\* \*NEW CENTRAL HEATING\* \*NEW DECOR THROUGHOUT\*

Townend Estate Agents offer for sale this beautifully modernised apartment located on Welham Walk. This delightful property features two well-proportioned bedrooms, making it an ideal choice for first-time buyers or landlords seeking a promising investment opportunity. As you enter, you will be greeted by a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The apartment has been thoughtfully updated throughout, ensuring a contemporary living experience. The new kitchen is a highlight, equipped with modern appliances and ample storage, making it a joy to prepare meals. The newly fitted bathroom adds to the appeal, providing a fresh and stylish space for your daily routines. Additionally, the property benefits from new gas central heating, ensuring comfort during the colder months. With no chain involved, you can move in without delay and start enjoying your new home right away. Situated in a popular location, this apartment is conveniently close to local amenities, transport links, and green spaces, enhancing your lifestyle. Whether you are looking to make your first step onto the property ladder or seeking a reliable rental investment, this apartment on Welham Walk is not to be missed.

Leasehold Information, all leasehold info must be verified by your solicitor prior to purchase:

Term: 96 Years remaining  
Communal lighting: £91.56  
Grounds Maintenance: £219.89  
Management Charge: £41.15  
Estimated Total Cost: £352.60 per annum

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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>78</b>	<b>78</b>		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	