



£292,500

***THREE BEDROOMS* *POPULAR LOCATION* *NEW DEVELOPMENT* *WELL PRESENTED* *MODERN DECOR* *TWO PRIVATE PARKING SPACES*
CLOSE TO LOCAL SCHOOLS & AMENITIES *FIRST TIME BUYERS & FAMILIES* *SOUTH FACING GARDEN***

Townend Estate Agents offer for sale this THREE BEDROOM end townhouse. Located on the new, and ever popular, Brompton Fold development, within the desirable locality of Apperley Bridge. Just a stones throw from its train station, marina, river & canal side walks, local pubs, restaurants and fantastic local schools. This well presented property boasts modern decor throughout, three bathrooms, pleasant south facing rear garden, allocated parking, gas central heating and UPVC double glazing.

The property is spread over three floors and comprises briefly: Entrance hall, Lounge, modern Kitchen-Diner fitted with a range of base & wall units, patio doors to rear garden, Cloaks W/C. First Floor: Two bedrooms and well presented house bathroom. Third Floor: Open landing to master bedroom with en-suite. To the rear is a pleasant south facing garden with both lawn and seating area, along with two allocated parking spots with EV charging point.

Leasehold & Related Charges - Length of Lease 999 years - with 990 remaining as of 2025 - Ground Rent £140 P.A and Maintenance charge of £140 P.A.
Clarification regarding lease terms should be obtained via solicitors.

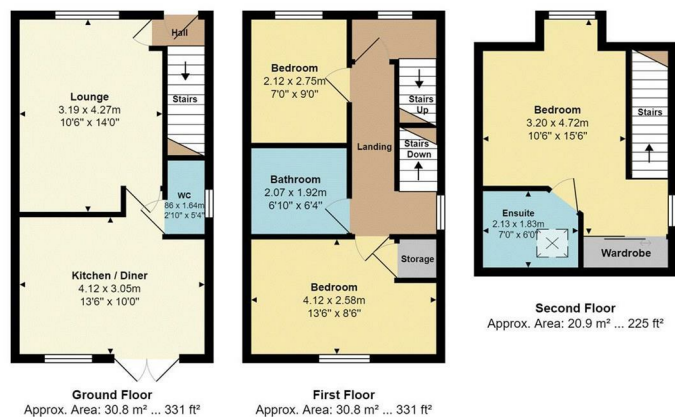
Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



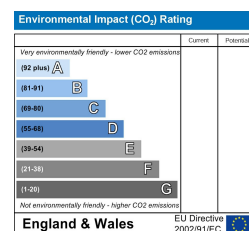
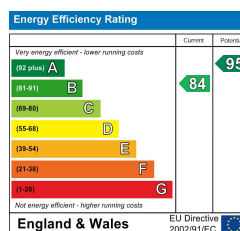
Whilst every effort is taken to ensure accuracy of the floor plans, measurements are approximate and for illustration purposes only.



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.



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