



£115,000

ONE BEDROOM* *FIRST FLOOR* *NO CHAIN* *PRIVATE GATED PARKING* *IDEAL FOR FIRST TIME BUYERS* *STONES THROW FROM MARINA* *CLOSE TO TRAIN STATION* *IDEAL FOR LANDLORDS

Nestled in the charming area of Meadow Road, Apperley Bridge, this modern one-bedroom apartment presents an excellent opportunity for first-time buyers and investors alike. The property boasts a well-designed layout, featuring a comfortable reception room that invites relaxation and social gatherings. The bedroom offers a peaceful retreat, while the bathroom is equipped with contemporary fixtures, ensuring convenience and style. One of the standout features of this apartment is the allocated secure gated parking, providing peace of mind for residents with vehicles. The property is offered with no onward chain, allowing for a smooth and efficient purchasing process. Location is key, and this apartment is just a stone's throw away from the picturesque Apperley Bridge marina and the local train station, making it ideal for those who commute or enjoy leisurely walks by the water. The surrounding area offers a blend of tranquility and accessibility, perfect for those seeking a balanced lifestyle. This delightful apartment is not just a home; it is an opportunity to embrace a vibrant community in a sought-after location. Whether you are looking to make your first step onto the property ladder or seeking a convenient living space, this apartment is sure to impress. Do not miss the chance to view this exceptional property.

Leasehold Info:
Annual Ground Rent - £1,300.00 P.A
Lease Length - 129 years remaining

Ask us about....

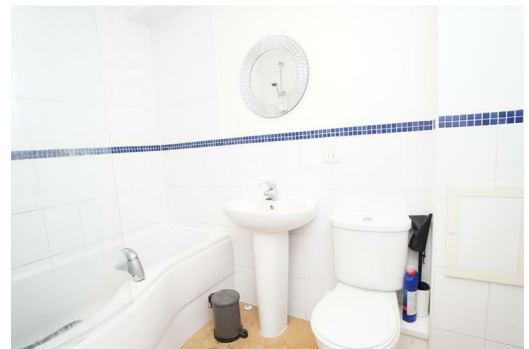
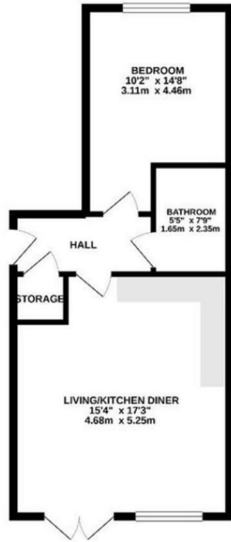
AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



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		