



## Barnum Court, Rodbourne, SN2 2AR

**Offers In The Region Of £140,000**

- New to the Market
- Kitchen
- Communal Parking Area
- No Onward Chain
- One Bedroom House
- One Double Bedroom
- Close to Local Amenities
- Spacious Sitting Room
- Bathroom Suite
- Ideal Investment or First Time Purchase

**We are delighted to offer this well-positioned one-bedroom house, situated within a quiet area of the Barnum Court development and available with no onward chain. The accommodation comprises a sitting room, kitchen, double bedroom, and a bathroom suite. Additionally, the development features a communal parking area.**

**EPC Rating - TBC**

**Council Tax Band - B**

**Heating Type - Electric Heating**

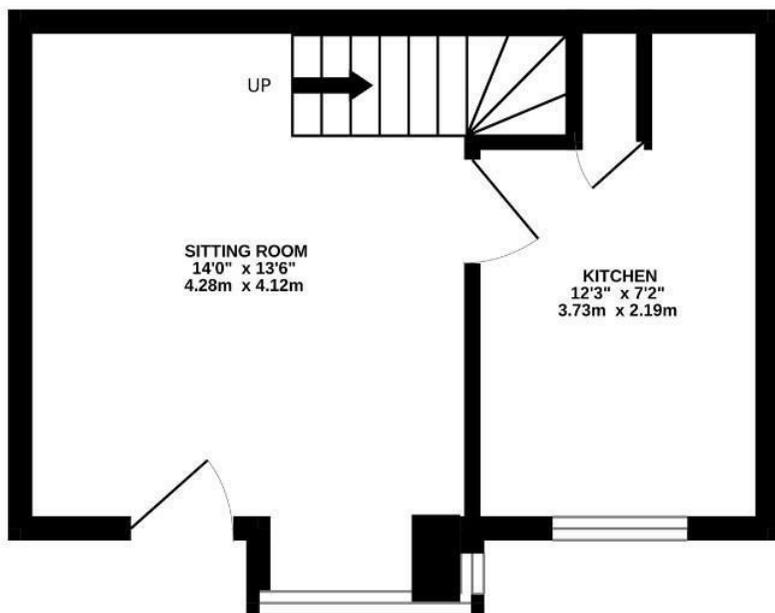
**Freehold**

**Approx £365.00 Per Year Estate Management Charge**

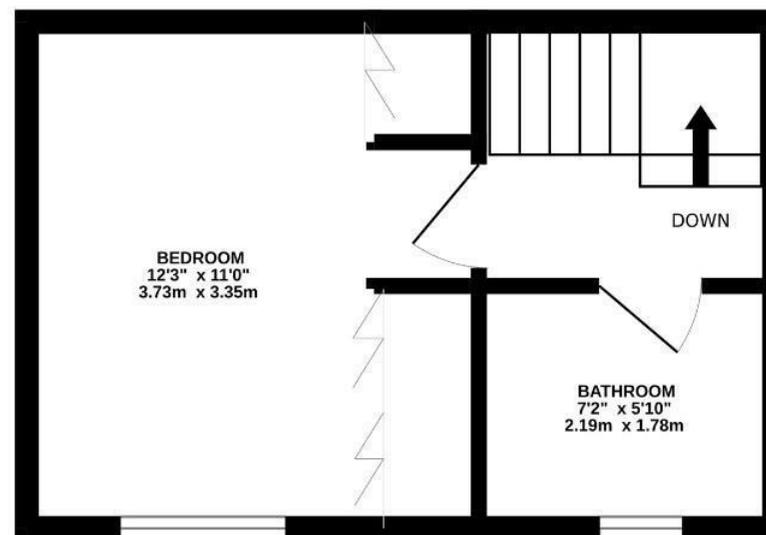




GROUND FLOOR  
230 sq.ft. (21.3 sq.m.) approx.



1ST FLOOR  
223 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA : 452 sq.ft. (42.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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