



ASHWORTH HOLME

Sales · Lettings · Property Management



8 BEECHFIELD CLOSE, M33 4EH

£140,000



DESCRIPTION

AN EXCELLENT OPPORTUNITY TO PURCHASE THIS ONE BEDROOM GROUND FLOOR MAISONETTE WITH ITS OWN PRIVATE ENTRANCE AND DIRECT GARDEN ACCESS FROM THE LIVING ROOM.

This spacious apartment represents excellent value and would make an ideal purchase for any first time buyer looking to get onto the housing ladder at a reasonable price point. Benefits include a modern shower room fitted with a white suite, double glazing, well proportioned rooms throughout, ample off road parking and a low service charge of just over £40 per month.

In brief the accommodation comprises: Entrance hallway, living/dining room with French doors onto communal gardens, spacious double bedroom with window to the front aspect, modern fitted kitchen and a contemporary shower room which has been fully tiled. Externally to the front there is a storage cupboard. To the rear there are well maintained communal grounds and ample parking bays for both residents and visitors.

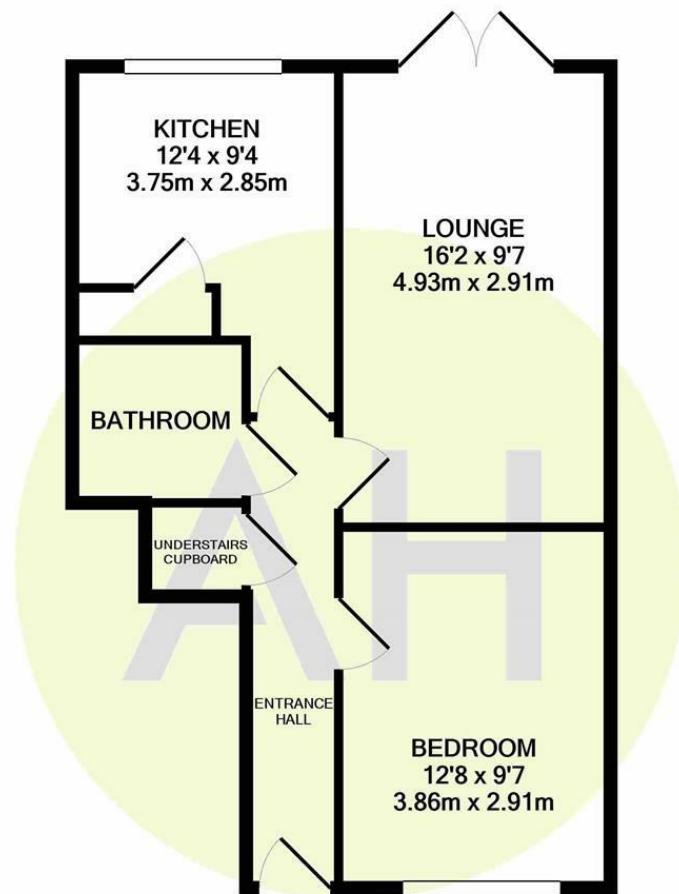
Leasehold 90 years remaining. Service charge £41.48 Per Month.

KEY FEATURES

- One bed ground floor maisonette
- Modern kitchen & bathroom
- Private entrance
- Direct garden access
- Ample off road parking
- Low service charge







TOTAL APPROX. FLOOR AREA 474 SQ.FT. (44.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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