



A superbly well presented 2 bedroom first floor flat located of Foxwood Drive in Elm Tree. The property internally comprises of entrance hallway, lounge, kitchen, 2 bedrooms and shower room/WC. The property benefits from gas central heating, double glazing and is well worth a viewing to truly appreciate the property and quality of accommodation on offer.

All buyers purchasing on a shared ownership basis will need to meet the eligibility criteria of the scheme. The criteria are set by the Government and cannot be breached. The main criteria are that the applicant has a household income of under £80,000 per annum and is not a current homeowner. There are some exceptions to homeowner rule e.g. if the applicant is looking to buy an over 55s property or if they are going through a relationship breakdown however the current property must be under offer. For full eligibility details please see our Shared Ownership guide or visit www.helptobuyagent1org.uk.

Please note under the conditions of the lease this property can only be sold at the selling price of £51,100, not above or below.

Foxwood Drive, Elm Tree, TS19 0XU

2 Bed - Flat

£51,100

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'L' SHAPED ENTRANCE HALLWAY

via front entrance door, radiator, two good size storage cupboards and intercom system.

LOUNGE

14'4 x 10'6 (4.37m x 3.20m)

Double glazed windows to side and front elevations, radiator, door leading to kitchen.

KITCHEN

13'1 x 6'5 (3.99m x 1.96m)

A modern fitted kitchen with a range of wall, floor and drawer units, incorporating a 1 ½ bowl sink unit and drainer unit with mixer tap, electric hob and oven, extractor fan, plumbing for automatic washing machine, space for fridge freezer, radiator, space for breakfast table and double glazed window to rear elevation.

BEDROOM 1

11' x 10'4 into alcoves (3.35m x 3.15m into alcoves)

Double glazed window to front elevation, built in wardrobes and radiator.

BEDROOM 2

11'2 x 6'5 (3.40m x 1.96m)

Double glazed window to front elevation, radiator.

SHOWER ROOM/WC

Three piece suite comprising of a walk in shower and cubicle, wash hand basin with mixer tap set into vanity unit, double glazed window to side elevation, low level WC., attractive tiling

NB

The Tenure is Leasehold



OUR SERVICES

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Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

The Larches

Approximate Gross Internal Area
665 sq ft - 62 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (54-68)	
E (39-53)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
74	76
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (91-97)	
B (81-90)	
C (65-80)	
D (50-64)	
E (35-49)	
F (21-34)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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