

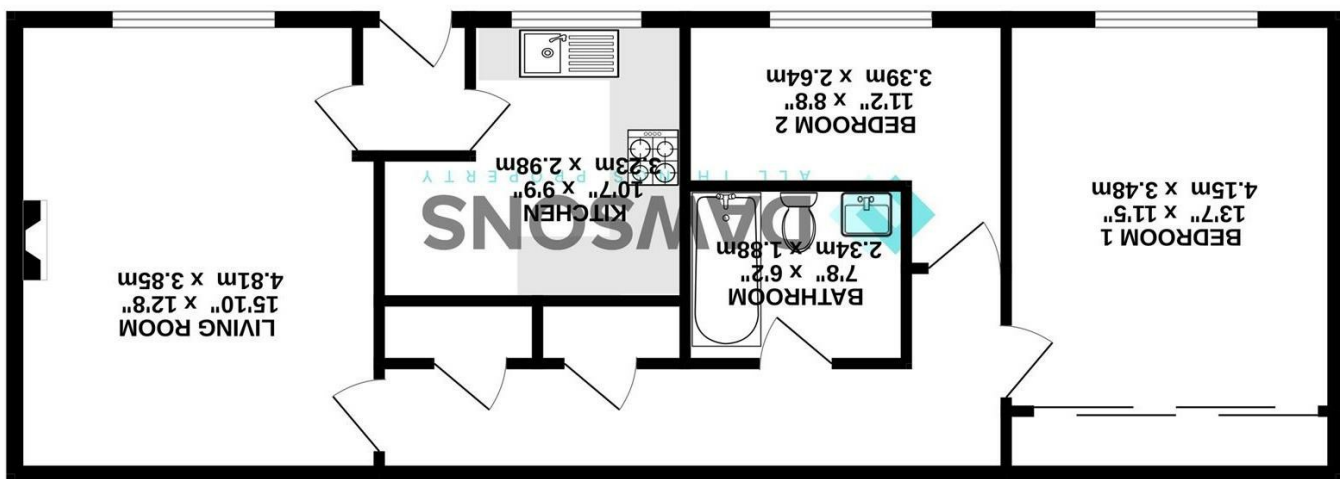


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or warranty in respect of the property.

TOTAL FLOOR AREA: 721 sq.ft. (67.0 sq.m.) approx.



FLOOR PLAN



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

An excellent opportunity to acquire this spacious and well-maintained two-bedroom ground floor apartment, ideally positioned within the highly sought-after Long Oaks Court development.

The property offers generous and well-proportioned living accommodation throughout, creating a comfortable and practical home. Having been well cared for, it is ready for immediate occupation while also presenting a fantastic opportunity for buyers looking to add value over time.

Further benefits include two allocated parking spaces, a highly desirable feature for residents and guests alike. Conveniently located within close proximity to local amenities, including shops, schools, and everyday essentials, the property also enjoys excellent transport links providing easy access to the city centre.

This is a superb opportunity in a popular and well-connected location.

N.B
Tenure: Leasehold – Approximately 65 years remaining. The vendor is currently in the process of extending the lease, which will have a term of 110 years upon completion.

FULL DESCRIPTION

ENTRANCE HALL

FITTED KITCHEN/ BREAKFAST ROOM
10'7" x 9'9" (3.23m x 2.98m)

LOUNGE
15'9" x 12'7" (4.81m x 3.85m)

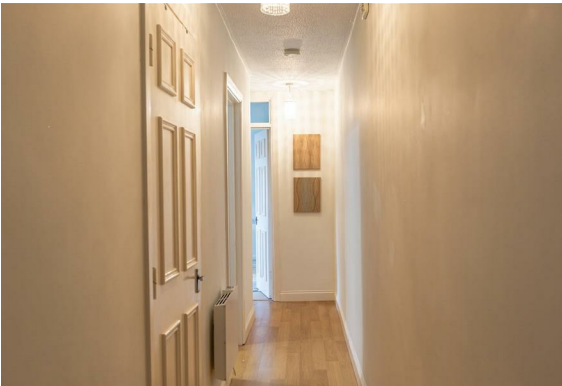
HALLWAY

BATHROOM
7'8" x 6'2" (2.34m x 1.88m)

BEDROOM ONE
13'7" x 11'5" (4.15m x 3.48m)

BEDROOM TWO
11'1" x 8'7" (3.39m x 2.64m)

PARKING
Two allocated parking spaces.



TENURE
Tenure: Leasehold – Approximately 61.92 years remaining. The vendor is currently in the process of extending the lease, which will have a term of 110 years upon completion.

Ground Rent: £240.00 per annum.

Service Charge: Approximately £1,100.00 per annum, inclusive of buildings insurance.

EPC
E

COUNCIL TAX
BAND - C

SERVICES
Electric, Water (billed) & drainage. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage

There is currently broadband available at the property via Virgin media, Fibre optic.. Please refer to the Ofcom checker for further coverage information.

There are no known issues with mobile coverage using the vendors current supplier Please refer to Ofcom checker for further information.

