01634 379 799

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34, Regency Close, , ME8 0LA
Offers In Excess Of £175,000

- EXCEPTIONALLY WELL PRESENTED 1 BEDROOM GROUND FLOOR FLAT
- FANTASTIC LOCATION FOR MAIN ROAD AND MOTORWAY CONNECTIONS & HEMPSTEAD VALLEY SHOPPING CENTRE
- EPC RATING "E"; MEDWAY COUNCIL TAX BAND "A"
- OPEN PLAN LOUNGE/KITCHEN WITH INTEGRATED APPLIANCES
- MODERN FITTED KITCHEN; NEUTRAL DECORATION THROUGHOUT
- IDEAL FIRST TIME PURCHASE OR INVESTMENT OPPORTUNITY
- 88 YRS REMAINING ON LEASE, GROUND RENT £10 PA SERVICE CHARGE £525PA
- LUXURY FITTED BATHROOM
- AAPROX 511 SQ FT

Welcome to this charming flat located in the desirable area of Regency Close, Wigmore. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a cosy home.

Upon entering, you will find a well-proportioned reception room that provides a warm and inviting space for relaxation or entertaining guests. The room is filled with natural light, creating a bright and airy atmosphere. The flat features one spacious bedroom, which offers a peaceful retreat at the end of the day, ensuring a restful night's sleep.

The bathroom is thoughtfully designed, providing all the necessary amenities for your daily routines. The layout of the flat is both practical and efficient, making the most of the available space.

Situated in Wigmore, this property benefits from a tranquil residential setting while still being conveniently close to local amenities. You will find shops and amenities within easy reach, enhancing your lifestyle and providing everything you need just a stone's throw away.

This flat is an excellent opportunity for those looking to enter the property market or for anyone seeking a comfortable living space in a lovely neighbourhood. With its appealing features and prime location, this property is sure to attract interest. Don't miss the chance to make this flat your new home.

Entrance Hall
Composite entrance door. Built in double cupboard, built in storage cupboard, electric heater.

Lounge/kitchen
17'5" max x 15'9" (5.31m max x 4.82m)
Double glazed French doors and window to rear. Electric heater. Modern fitted kitchen with breakfast bar, integrated fridge and washing machine. Built in oven and hob. Built in storage cupboard.

Walk In Wardrobe
8'9" x 3'5" (2.68m x 1.05m)

Bedroom
12'4" x 8'9" (3.76m x 2.68m)
Double glazed window to front and side, electric heater.

Bathroom
5'7" x 6'0" (1.72m x 1.83m)
Luxury suite comprising panelled bath with electric shower, vanity unit and low level WC. Extractor fan.

Exterior

Communal Gardens

AML Charges
Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement.
Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

Important Notice
Harrisons Reeve, their clients and any joint agents give notice that:

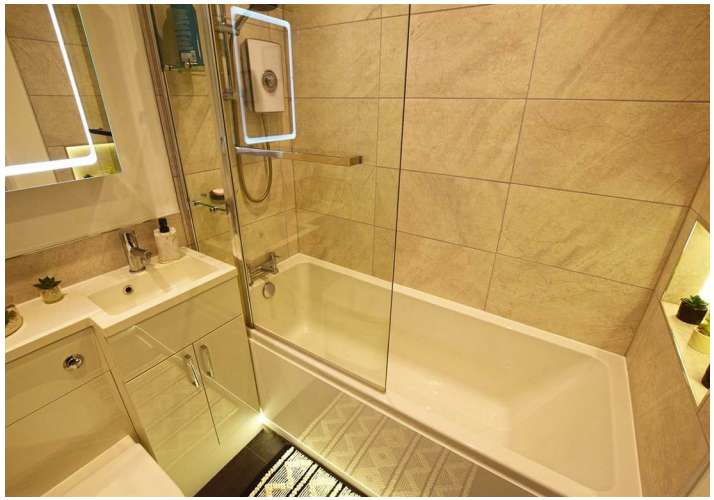
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

Member agent
The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

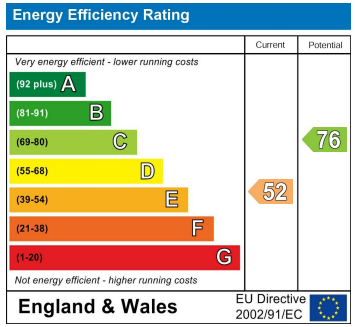
NB
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

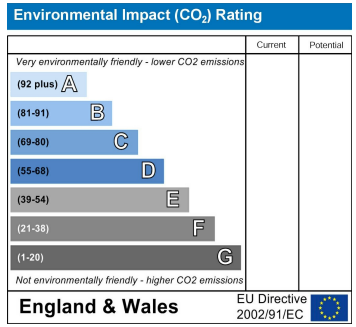












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GROUND FLOOR
511 sq.ft. (47.4 sq.m.) approx.



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REEVE

TOTAL FLOOR AREA : 511 sq.ft. (47.4 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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