



FLAT 7 CAXTON LODGE, 3 DELLSOME LANE, WELHAM GREEN AL9 7DY

Guide Price £264,950 | Leasehold

ANDREW WARD EST 1988
ESTATE AGENTS



Property Overview

A beautifully presented two bedroom top (3rd) floor apartment situated within the very heart of Welham Green with allocated parking. The property offers well balanced living space comprising entrance hall with entry phone and built in cupboard, spacious open plan living/dining room enjoying far reaching views with modern semi open plan kitchen. Additionally there is a good size double bedroom and a single bedroom served by a modern tiled bathroom. The property also benefits from an allocated parking space to rear and is conveniently situated close to local shops and mainline rail station.

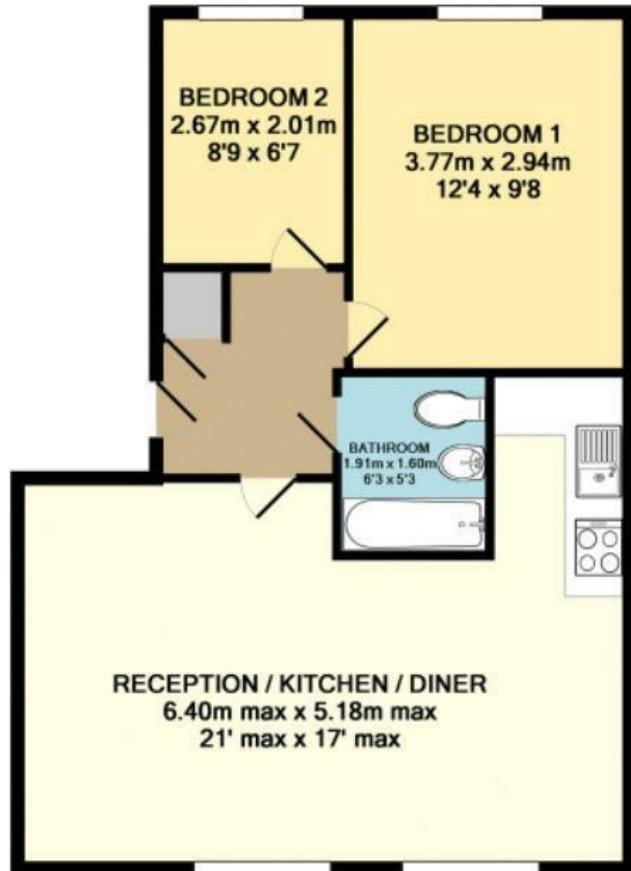


Property Features

- Living/Dining Room: 21'0 max x 17'0 max
- Modern Fitted Kitchen
- Modern Bathroom
- Top (3rd) Floor
- Close to Shops & Rail Station
- Bedroom One: 12'4 x 9'8
- Bedroom Two: 8'9 x 6'7
- Far Reaching Views
- Chain Free
- Allocated Parking

Agents Notes

The property is leasehold with a 125 year lease (111 years remaining) Service charge of approximately £70pcm (inclusive of buildings insurance and Ground Rent of £100pa. The property is available for immediate viewing and comes to the market with no onward chain.



TOTAL APPROX. FLOOR AREA 50.2 SQ.M. (541 SQ.FT.)

Contact us

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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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