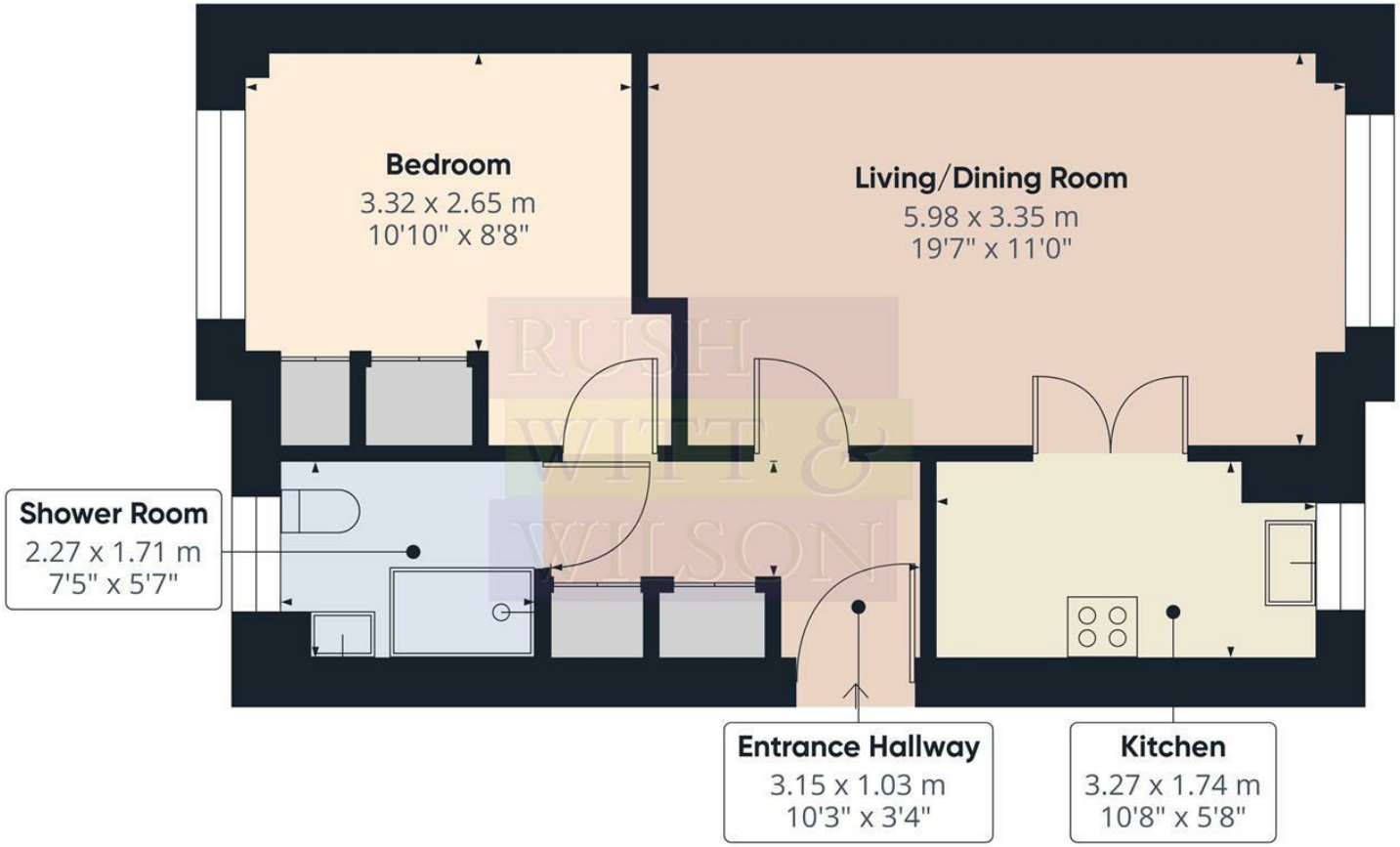
5 Griffin Court, 12 Vidler Square, Rye, TN31 7FP
Offers In Excess Of £200,000 Leasehold

About the property

Nestled in the charming Vidler Square, this beautifully presented first-floor flat is part of the sought-after Valley Park development. With one spacious bedroom and a well-appointed bathroom, this purpose-built flat is ideal for first-time buyers or investors seeking a delightful property in a picturesque location. The generous open-plan lounge and dining area create a welcoming atmosphere, perfect for both relaxation and entertaining. Natural light floods the space, enhancing the flat's inviting feel. Additionally, the property boasts an allocated parking space, a valuable asset in this desirable area. One of the standout features of this flat is its proximity to the enchanting town of Rye. A short stroll will take you to the heart of this historic town, where you can explore its quaint shops, delightful cafes, and stunning architecture. The communal gardens provide a lovely outdoor space for residents to enjoy, adding to the overall appeal of this property. In summary, this flat offers a wonderful opportunity to embrace the vibrant lifestyle that Rye has to offer, all while enjoying the comforts of modern living in a well-maintained development. Don't miss the chance to make this charming flat your new home or investment.



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Approximate total area(1)

45.1 m²

484 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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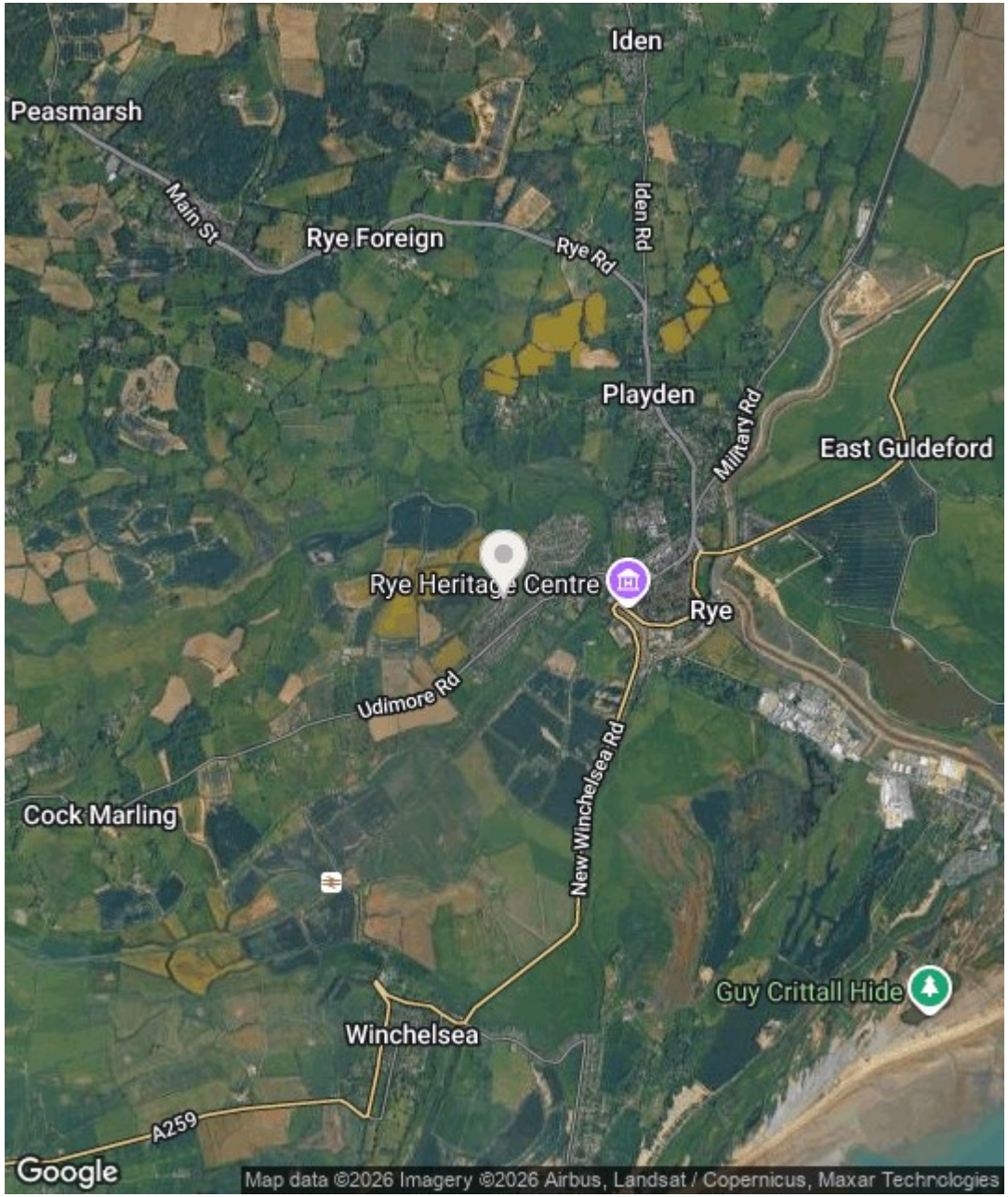

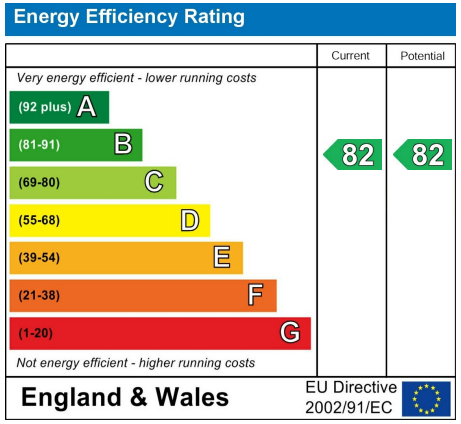

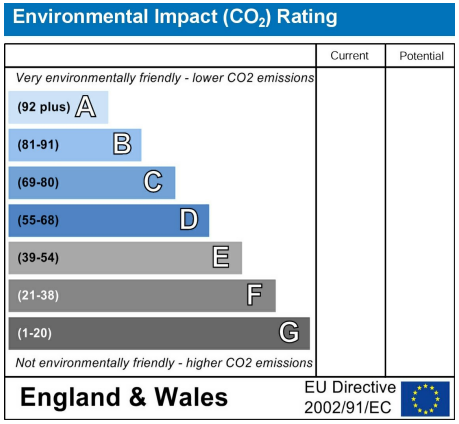

Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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4. VAT: The VAT position relating to the property may change without notice.

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