



This well-presented studio apartment by Thomas Homes is situated within the popular Chambers development in a central location. Ideally placed, the property is within easy walking distance of the Oracle shopping and leisure complex and the mainline railway station.

Thoughtfully designed, the apartment offers a high-quality finish throughout, featuring a modern, well-equipped kitchen area, a stylish shower room, and a secure entry phone system. Additional benefits include allocated parking and no onward chain, making it an excellent choice for both investors and those seeking a convenient town centre home.

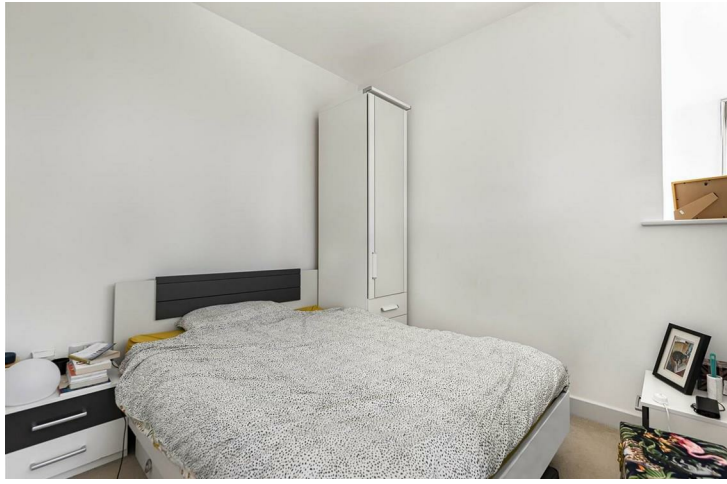
Interested? Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
0118 960 1000



- Central location
- Open plan living area
- Dual aspect
- Integrated kitchen
- Allocated parking
- No onward chain





Council tax band B
Council- RBC

Additional information:
Parking
The property has an allocated parking space.

Part A
Lease information.
Years remaining: 988
Service charge: £1776.86 PA
Ground rent: £250 PA
Ground rent review period: Every 15 years, in line with RPI, next review 2030

Property construction – Standard form
Services:

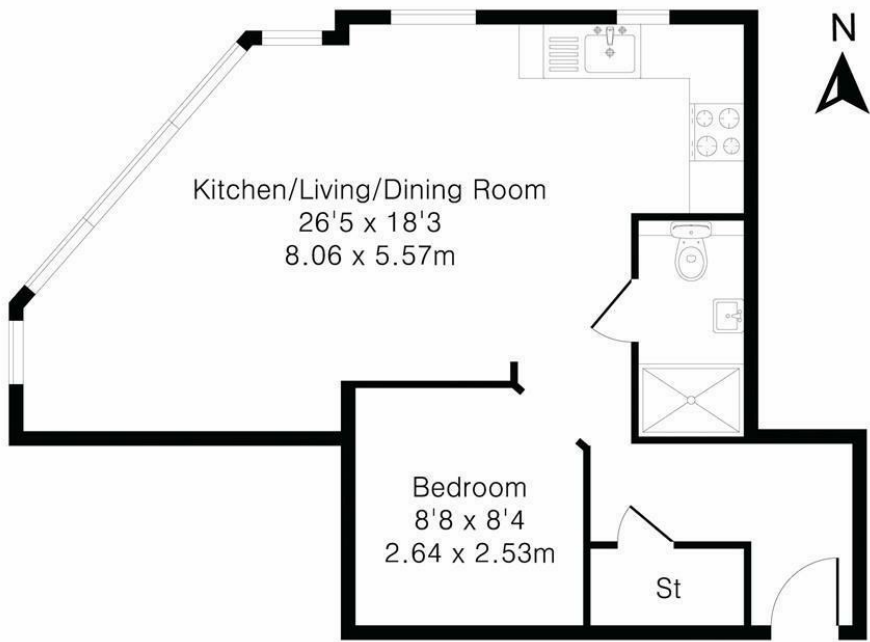
Water – mains
Drainage – mains
Electricity – mains
Heating – electric heating

Broadband connection available (information obtained from Ofcom):
Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Floorplan

Approximate Gross Internal Area 467 sq ft – 43 sq m



Third Floor Flat



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

HASLAMs
Sales



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.