



Offered to the market is this rarely available split-level apartment, ideally positioned within the highly sought-after Huntley Wharf development. The property benefits from lift access, secure entry, and allocated undercroft parking with an electric vehicle charging point.

Arranged over two storeys, the accommodation comprises an entrance hall leading to a generous double bedroom with built-in storage, a contemporary shower room, and a practical utility area. A staircase rises to a welcoming 23-foot open-plan living space, featuring a fully integrated kitchen with appliances. Sliding doors open onto a privately enclosed courtyard, providing an ideal space for outdoor relaxation or entertaining.

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

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- 852 Square foot split level apartment
- Open plan living area
- Private courtyard
- Allocated parking with EV charging point
- Utility space
- No onward chain





Council tax band C

Council- RBC

Additional information:

Parking

The property has undercroft parking with EV charging point

Lease information.

Years remaining: 995

Service charge: £4,468.00 PA

Ground rent: £250

Ground rent review period: Every 25 years, in line with RPI, next review 2046.

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Heating – Communal boiler heating

Septic tank – We understand the septic tank will not be compliant with the new General Binding Rules. Prospective purchasers will need to check their obligations prior to submitting an offer. Information is available on the gov.uk website “Septic tanks and sewage treatment plants”

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Superfast – Fibre to the cabinet (FTTC)

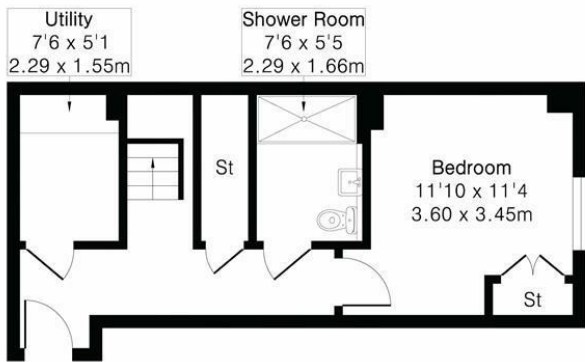
Standard – ADSL/copper wire

Floorplan

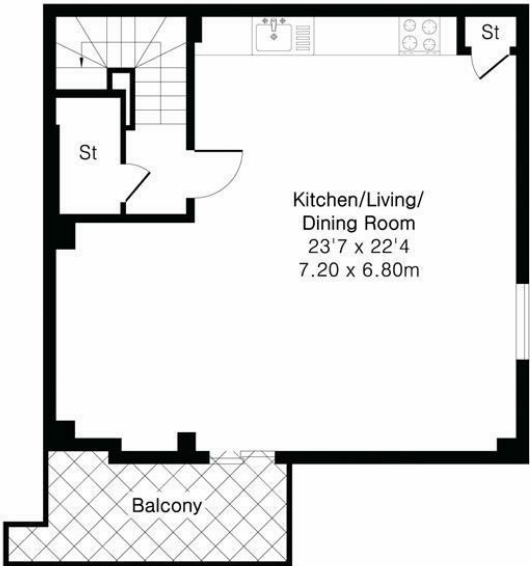
Approximate Gross Internal Area 852 sq ft - 79 sq m

Fifth Floor Area 327 sq ft – 30 sq m

Sixth Floor Area 525 sq ft – 49 sq m



Fifth Floor



Sixth Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

HASLAM'S
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		
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.