



An impressive contemporary styled apartment located on the fourth floor of this sought after town centre development. The apartment is a short walk from the mainline station and shops and restaurants of the Oracle development and is offered for sale with no onward chain. This well planned one bedroom apartment benefits from a residents lift, well-tended communal areas and is one of the rarely available apartments with an allocated parking space in the undercroft car park. The development is undergoing the remedial work required to satisfy the EWS1 requirements and the certificate, subject to final inspection is expected in early 2023. Interest is expected from investment purchasers as well as owner occupiers.

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



- Double Bedroom with sliding door to reception room
- Open plan living room with bay window and oak flooring
- Well-equipped kitchen area with appliances
- Allocated parking in the undercroft car park
- Residents lift; Concierge and Communal garden
- No onward chain





## Further details

### Communal Garden

The communal gardens are paved and have a number of benches for use by the residents.

### Under-croft parking

The apartment has an allocated parking space in the undercroft car park.

### Agents Note

The work of the development is ongoing and there is scaffolding erected (shown in the last image). The front image was taken prior to the work commencing.

We are informed that the work on the development is scheduled to be completed by 31st December and the EWS1 certificate will be issued once the final inspection has taken place.

The property is currently rented on an assured shorthold tenancy with a monthly rental of £1100 on a furnished basis.

### Lease Information

Years remaining: 235 years

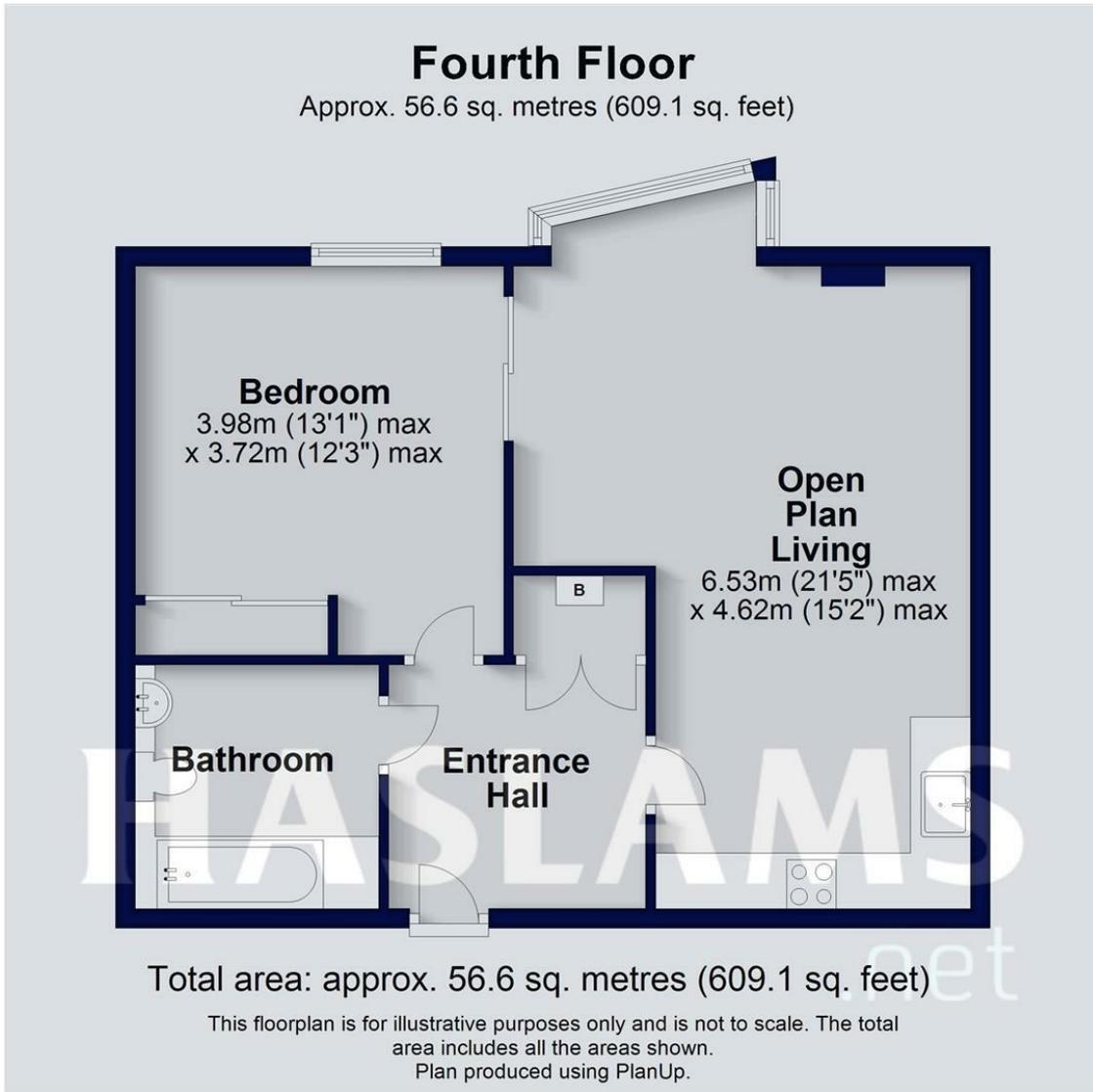
Service charge: £1600 PA

Ground rent: £350 PA

Ground rent review period: Every 25 years, next review period 2032 in line with RPI

LEASE NOTE: Lease and service charge details are provided as a guide and are based on information supplied by the seller

Floorplan



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

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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