



Offered to the market with no onward chain is this well presented 1 bedroom apartment with an integral Garage. Enjoying a central location with ease of access to the train station, plentiful shops, bus services, and close to the River Thames. The flat would be an ideal first home or investment. The property is well-presented and offers gas central heating to radiators and double-glazing. Southerly facing communal grounds to the rear complete what is a really good home.

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

sales@haslams.net
0118 960 1000



- 1 Bedroom with garage
- Well presented throughout
- Close to amenities
- Long lease
- Living room with separate kitchen
- No Chain





Further details

Council tax band B

Additional information:

Parking
The property has a single garage.

Lease information.

Years remaining: 151 years
Service charge: £1355 per annum
Ground rent: Peppercorn

Services:

Gas - mains
Water - mains
Drainage - mains
Electricity - mains
Heating - Gas central heating

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

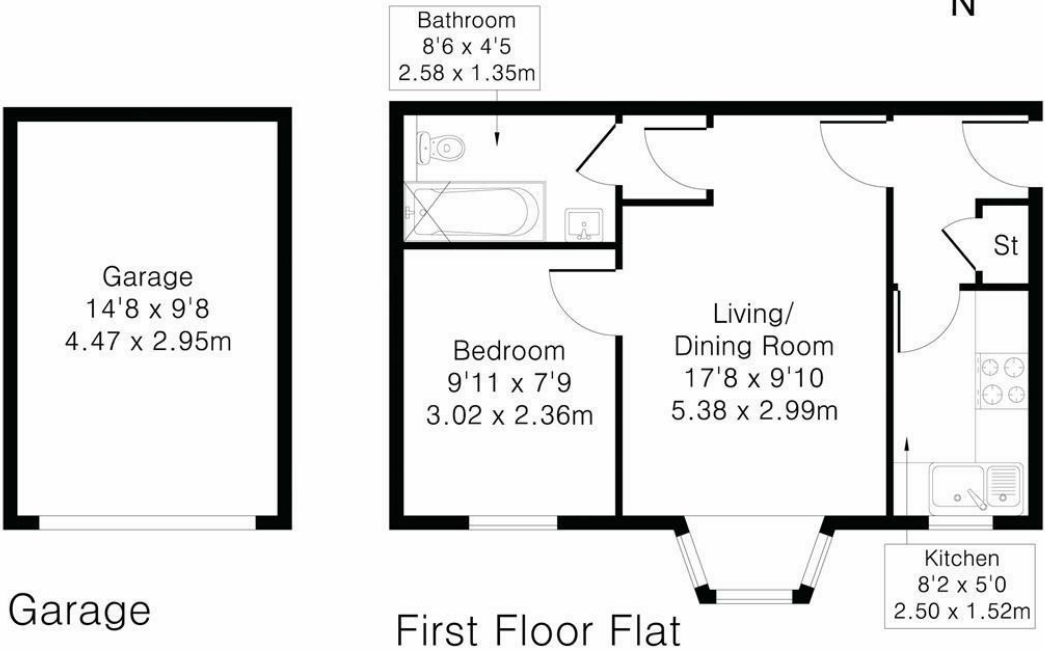
Mobile phone coverage

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"

Garden
Communal gardens to the rear

Floorplan

Approximate Gross Internal Area 500 sq ft – 46 sq m
First Floor Flat Area 358 sq ft – 33 sq m
Garage Area 142 sq ft – 13 sq m



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.



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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	68	74
(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.