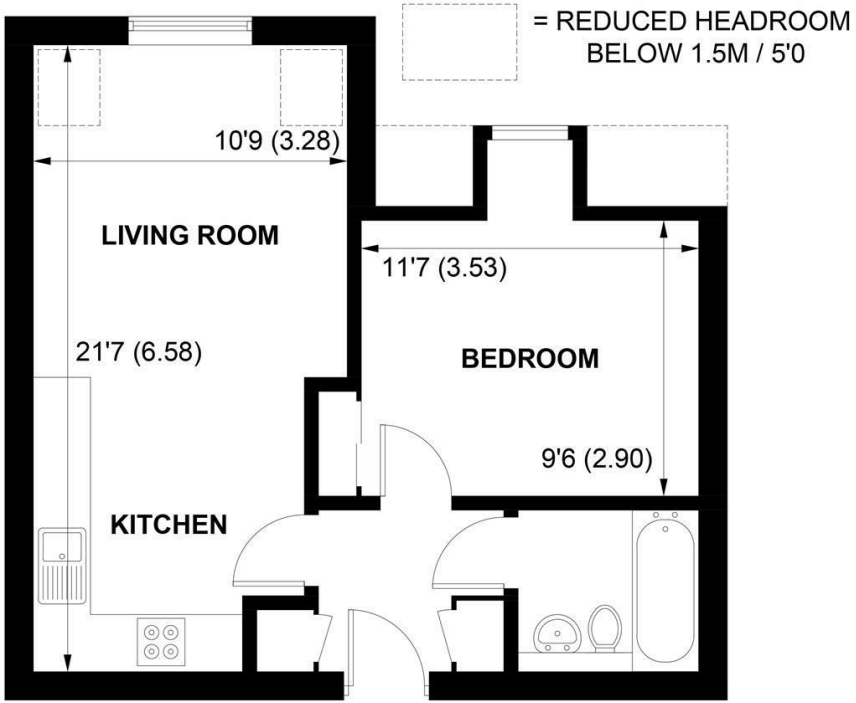
Sims Williams

72 JOHN RENNIE ROAD, CHICHESTER, WEST SUSSEX, PO19 8FD



THIRD FLOOR

APPROXIMATE GROSS INTERNAL AREA = 433 SQ FT / 40.2 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2019 ©
Produced for Sims Williams

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£199,950 Leasehold

72, JOHN RENNIE ROAD,
CHICHESTER,
WEST SUSSEX, PO19 8FD

- Top Floor Apartment
- No Forward Chain
- Perfect Buy-To-Let Property
- Close To The City Centre
- Stairs/Lift Access
- Open Plan Living Space
- Stylish Kitchen With Appliances
- Double Bedroom
- Waterside Setting

EPC RATING

Current = C
Potential = C

COUNCIL TAX BAND

Band = B

Offered for sale with no onward chain, this top floor apartment is set within a modern development, enjoying a waterside setting in easy strolling distance of Chichester city centre.

Access is via a security entry-phone system into the communal hallway with stairs and passenger lift to the second floor.

Accommodation comprises hallway leading into the open plan kitchen/living space. The kitchen is fitted with stylish gloss units, work surfaces and integrated appliances.

The double bedroom benefits from a built-in wardrobe and the bathroom has a white suite consisting of bath with shower over, wall-hung wash basin and concealed cistern WC.

Tenure

The property is subject to a 125 year lease from March 2011, with 111 years remaining. Ground Rent is approx. £321.00 per annum and Service Charge is approx. £1,700.00 per annum.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions

From the train station, proceed south and after a short distance, you will see the entrance to John Rennie Road on the left.

The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01243 787868
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract