

24 Flamingo Court |NG7 1GJ| £125,000 ROYSTON & LUND

- One Bedroom Ground Integrated Kitchen Floor Apartment
- Off Street Parking
- Excellent Transport Links
- Opportunity For FirstEPC Rating C Time Buyers
- Council Tax Band A

- Appliances
- Sliding Doors To A Balcony
- Close By To Numerous Amenities

















NO CHAIN

A Ideally located ground floor apartment located in Castle Marina. Situated close by to numerous amenities such as local shops, restaurants and having excellent transport links into the City Centre. This property would be more than ideal for a first time buyer or people wanting to downsize.

Interior accomodation comprises of a hallway upon entry that leads you into the main reception room, bedroom and bathroom. The kitchen/living room is a generous size with integrated kitchen appliances such as an oven, hob and extractor fan with room to add your own freestanding appliances, off from the kitchen area is a spacious cupboard space which can be used as a pantry. The living area is ample in size and provides access through sliding doors to a balcony area overlooking the gardens. The bedroom is a spacious double and has access to a three piece bathroom consisting of a bath with shower overhead, along with a wash basin and WC.

Facing the property there is reserved parking for residence but not allocated. To the rear of the property there is a green area enclosed by trees and mature hedgerow.

Length of lease: 200 years Years remaining: 193 years Annual service charge: £900.00

Ground rent: Included in the annual service charge

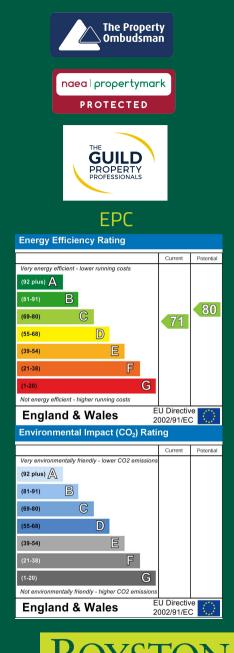
Please be advised that lease charges can be subject to change a the discretion of the management company

Ground Floor

Approx. 37.2 sq. metres (400.0 sq. feet)



Total area: approx. 37.2 sq. metres (400.0 sq. feet)





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.