



24 Flamingo Court

| NG7 1GJ | £125,000

ROYSTON
& LUND

- One Bedroom Ground Floor Apartment
- Off Street Parking
- Excellent Transport Links
- Opportunity For First Time Buyers
- Council Tax Band - A
- Integrated Kitchen Appliances
- Sliding Doors To A Balcony
- Close By To Numerous Amenities
- EPC Rating - C





****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)



EPC

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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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