



Flat 3 221, London Road, Charlton Kings, GL52 6HZ
£159,950 Leasehold

hmt
SALES & LETTINGS

- Ground Floor Flat
- 2 Bedrooms

Entrance

Private gated access leading to front door opening to entrance hall with all doors off , electric radiator and windows to side.

Sitting Room

4.45m x 2.54m (14'7" x 8'4")

Double glazed window to front, electric radiator, TV and phone point, open plan to kitchen

Kitchen

2.14m x 2m (7'0" x 6'7")

Modern range of eye and base level storage units with roll top work surfaces, single drainer stainless steel sink unit with mixer tap, 4 ring electric hob with stainless steel splash back and cooker hood over, and fitted electric oven, integrated fridge, washing machine, lino flooring.

Shower Room

Large walk-in shower cubicle with sliding glass screen, fully tiled with fitted electric shower, pedestal wash hand basin with tiled splash back, low flush WC, stainless steel towel radiator, shaver point, extractor fan, lino flooring.

Bedroom One

3.35m x 3.13m (11'0" x 10'3")

Double glazed window to front, electric radiator, TV point.

Bedroom Two

3.36m x 2.61m (11'0" x 8'7")

Double glazed window to front, electric radiator, TV point.

- Sitting Room
- Kitchen with appliances

Leasehold Information

Lease is 125 years from 2015

Service charge £900.50 Per annum

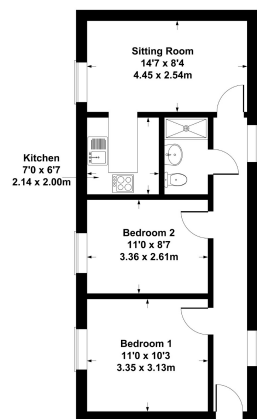
Ground rent £150 per annum

Management company is Complete Property Group

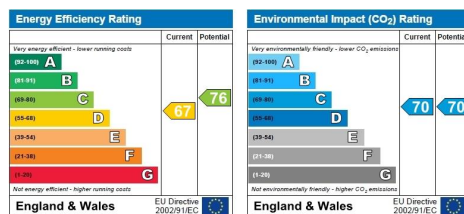
Freeholder Cape Homes LTD

HMT has not tested any apparatus, equipment, fittings, or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Flat 3, 221 London Road
Approximate Gross Internal Area
521 sq ft - 48 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
Produced by Potterplans Ltd. 2015



- Shower Room
- Double Glazed

