



Birklands Park, London Road, AL1 1TS

Located in a sought after GATED parkland development is this fabulous two double bedroom ground floor luxury apartment. The property is offered for sale with the added advantage of NO UPPER CHAIN, a single GARAGE, and residents PARKING.

The bright and airy living room has patio doors opening onto a private southeast facing TERRACE and the open plan kitchen diner enjoys a modern specification. The two double bedrooms are well proportioned, and the master bedroom has the additional feature of an EN-SUITE shower room.

Birklands Park is located off London Road accessed through a private gated driveway and the development enjoys stunning communal gardens with a parkland feel and residents tennis court.



ACCOMMODATION

Entrance

Communal front door with security entry phone system opening into:

Communal Hallway

door leading to front door opening into:

Entrance Hall

Two built in storage cupboards, double doors opening into:

Living Room

Bright and spacious room with window and patio doors opening onto the private terrace, tiled floor, archway through to:

Kitchen / Diner

A well-proportioned room with space for a dining table, tiled floor, window to front, range of modern wall, base and drawer units, work surface over, inset sink, integrated dishwasher, oven and microwave, light and filter unit, hob, integrated washing machine, space for fridge freezer.

Bedroom One

Double bedroom, window to rear, range of fitted wardrobes, door to:

En-Suite Shower Room

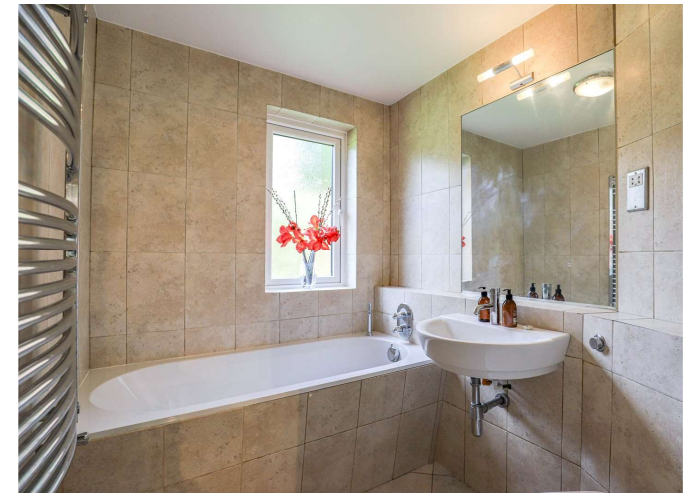
Wet room style en-suite, tiled walls and floor, shower area, glass screen, low level wc, washbasin, recessed mirror.

Bedroom Two

Double bedroom, windows to rear.

Bathroom

White suite, tiled walls and floor, bath with mixer tap and handheld shower attachment, low level, wc, washbasin, recessed mirror, chrome radiator.



EXTERIOR

Private Terrace

Accessed directly from the living room is a southeast facing terrace which overlooks communal gardens.

Communal Grounds

The development is surrounded by stunning communal grounds for residents to use with the additional benefit of a residents' tennis court.

Garage

The property benefits from a single garage en-bloc with electric up and over door.

Parking

Extensive parking for residents and visitors.

PROPERTY INFORMATION

Tenure: Leasehold

Term of Lease: 89 Years Remaining

Council Tax Band: F

Service Charge: £3,360pa for 2023

Ground Rent: £0pa for 2023

Viewing Information

BY APPOINTMENT ONLY WITH BRADFORD & HOWLEY, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

Environmental Impact Rating

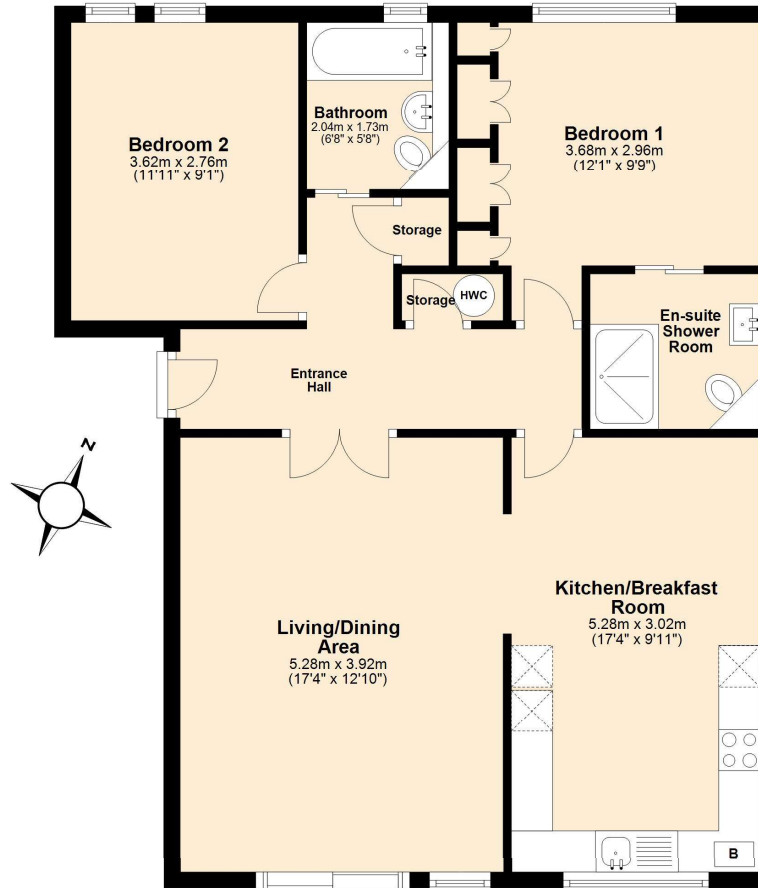
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.





Ground Floor

Approx. 77.4 sq. metres (832.7 sq. feet)



Total area: approx. 77.4 sq. metres (832.7 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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