



**** HIDDEN GEM OF A LOCATION ****

This two bedroom first floor flat has been truly modernised & well maintained by the current owner to create a warm & welcoming space. Nestled a stones throw from Wollaston High Street you are surrounded by superb amenities & open green spaces. In brief the property comprises; entrance hall, lounge/diner, kitchen, two bedrooms, bathroom & w.c. Additional store room can be found in the communal hall. Viewings are highly recommended to appreciate the accommodation on offer.



Approach

Slabbed pathway leading to the communal halls.

Communal Entrance

Secure & well maintained hall with stairs rising to first floor.

Entrance Hall

Spacious hall with doors off to all accommodation, three storage cupboards, central heated radiator.

Lounge/Diner

25' 11" x 10' 8" (7.91 x 3.26)

Superb sized room with double glazed window to front & side, two central heated radiators.



Kitchen

8' 3" x 7' 6" (2.52 x 2.31)

Variety of wall and base units, plumbing for washing machine, sink & drainer, space for fridge/freezer, double glazed window to side, central heated radiator.

Bedroom 1

14' 0" x 10' 7" (4.28 x 3.25)

Double glazed window to front, central heated radiator.



Bedroom 2
15' 2" x 10' 3" (4.64x3.13)

Double glazed window to front, central heated radiator.

Bathroom

Bath with shower over, wash hand basin, w.c, double glazed window to side, central heated radiator.

W.C

Wash hand basin, w.c, central heated radiator, double glazed window to side.

Store

Additional store cupboard located off the communal hall.

Tenure (Leasehold).

References to the tenure of a property are based on information supplied by the seller. We are advised by the seller that the property is leasehold with 116 years remaining on the lease ground rent of £10 per annum and a service charge of £1200 per annum. A buyer is advised to obtain verification from their solicitor.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-90) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

Money Laundering Regulations.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £24 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

Referral Fees.

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

Council Tax Band A

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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