

# *First* CHOICE



## PROPERTY CENTRE

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### **53 CHESWOOD HOUSE, WATER ORTON**

**\*Second Floor Flat\***

**\*Double Bedroom \*Lounge \*Fitted Kitchen**

**\*Recently Fitted Bathroom\***

**\*Part UPVC Double Glazed\***

**\*Garage in Separate Block\***

**\* 99 Year Lease \* No Stamp Duty**

**Ideal First Time Purchase**

**PURCHASE PRICE £109,950**

Situated in a quiet cul-de-sac position in a popular part of Water Orton close to all local amenities, and within easy access to the motorway networks this property would be ideal for the commuter. This second floor flat benefits from a double bedroom, lounge, fitted kitchen and fitted bathroom, part uPVC double-glazing and a garage situated in a separate block. This property would ideally suit a first time purchaser.

Entrance to the property is via a glazed door leading into the communal hallway with steps leading to the second floor. A timber door gives access into the following:

**Hallway** having wood effect laminate flooring, door to storage cupboard housing electric meter, telephone point, further doors lead off to:



**Lounge 12'5" x 11'3"**

Wood effect laminate flooring, t.v. aerial socket, ceiling light point, telephone point and a twin opening window over looking the rear aspect. A doorway gives access into the:

**Kitchen 8'4" x 5'11"**

Fitted with light coloured and wall mounted storage units, roll top work surfaces and a stainless steel sink and drainer. Space and fittings for a washing machine and fridge/freezer. Built in electric oven with extractor hood and light over. There is tiling to splash prone areas, spot lighting to the ceiling and a single opening uPVC double glazed window over looking the rear aspect. Laminate wood flooring.



**Bedroom 11'2" x 8'**

There is a wall mounted electric heater, built in wardrobes with hanging and shelving space and a single-opening window over looking the rear aspect.

## Bathroom

Recently fitted white coloured bathroom suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and a low flush w.c. Tiling to splash prone areas, door to airing cupboard and an obscured uPVC double glazed window over looking the rear aspect. Spot lights to ceiling. Wall mounted Newlec heater. Ceramic tiling to floor area.



## Outside

### Garage 16'11" x 9'7"

Of brick construction and having recently fitted secure timber doors with lock.

There is also a communal drying area to the rear of the property.

**Tenure:** The vendor has advised that the property is leasehold with approximately 99 years remaining

We are advised via our client that there is a Service charge at approximately £73 per month which covers the ground rent, buildings insurance and maintenance of the communal areas, for this property.

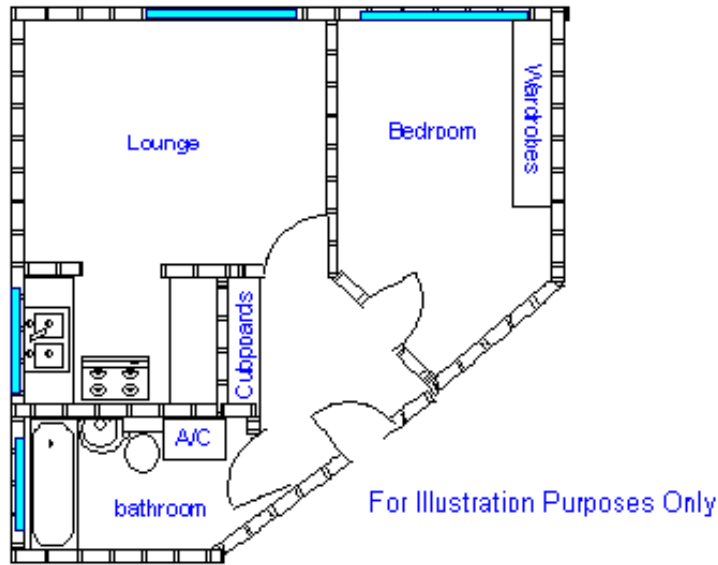
**Council Tax:** Band B

**Viewing:** Strictly by appointment only via the agents 0121-730 3111

### Mortgage Facilities:

To obtain mortgage advice on this, or any other property, simply talk to one of our mortgage advisors, who will be happy to assist in obtaining the right mortgage for you. All loans are subject to status and valuation.

Your home may be repossessed if you do not keep up repayments on your mortgage.



## DISCLAIMER NOTICES

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The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense.

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The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts."

### MISREPRESENTATION ACT 1967

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