



 1
Bedroom

 1
Bathroom



We are delighted to offer for sale as the vendors SOLE AGENT this well presented 1 bedroom apartment on the 1st floor in Scottwell Drive. The property is offered in good condition and benefits from a large lounge, fitted kitchen, tiled bathroom, double glazing and electric heating. Located in Scottwell Drive which is a popular modern development close to all local amenities including shops, local parks and transport links. Residents of Scottwell Drive benefit from Residents Parking. The property itself also benefits from a long lease (160 years) and low out goings.

The property is a great starter home for any first time buyer but also a fantastic buy to let investment opportunity with a potential rental income of £13,000 per year.

Offered chain free.

Entrance Hall *2.00m x 1.20m (6.56ft x 3.94ft)*

Entrance from communal parts, Wood laminate flooring.

Reception *4.80m x 3.20m (15.75ft x 10.50ft)*

Wood laminate flooring, double glazed window, electric storage heater, opening to kitchen

Kitchen *3.90m x 2.30m (12.80ft x 7.55ft)*

Wood laminate flooring, double glazed window, space for electric cooker, space for fridge/freezer, space and plumbing for washing machine. Range of base and wall units with laminate counter top. Storage cupboard housing water tank.

Bedroom *4.20m x 3.10m (13.78ft x 10.17ft)*

Carpeted, double glazed window, fitted wardrobes, electric storage heater.

Bathroom *2.00m x 1.90m (6.56ft x 6.23ft)*

Tiled floor, part tiled walls, low flush WC, hand basin, paneled bath, integrated electric shower

Parking

Permit controlled residents parking

Leasehold

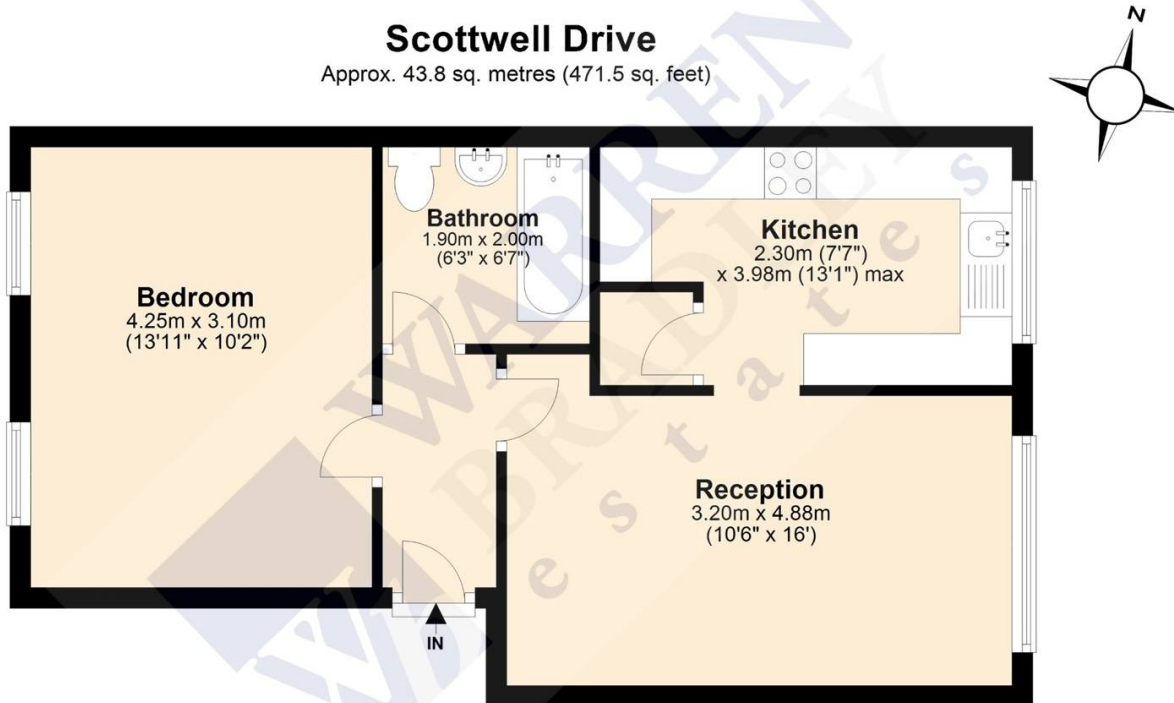
160 Years unexpired term (As advised by the Vendor)

Service Charge

£1500.00 Per Year (As advised by the Vendor)

Ground Rent

£00.00 - Zero (As advised by the Vendor)



Total area: approx. 43.8 sq. metres (471.5 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.

Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

