

77a Sandy Lane
Caldicot
Mon.
NP26 4NR

140,000



- Two Bedroom Ground Floor Flat
- Communal Security Entrance Plus Rear Access
- Lounge/Dining Room
- Kitchen, Re -Fitted Shower Room
- Communal Grounds & Parking
- Garage Rental Option
- Close to Local Shops & Amenities
- NO CHAIN

Ref: PRD11103

Viewing Instructions: Strictly By Appointment Only



REDUCED

General Description

Ideal Downsize Property with this Two Bedroom Ground Floor Flat with Communal Security Entrance & Private Rear Access. Lounge/Dining Room, Kitchen, Shower Room, Storage, Communal Grounds & Parking, Garage Rental Option, Close to Local Shops & Amenities, NO CHAIN

Accommodation

Communal Entrance Hall

Security entrance to communal lobby, private storage cupboard, rear door to communal grounds

Reception Hall

Composite entrance door, coved ceiling, three storage cupboards, radiator

Kitchen/Breakfast Room (9' 09" x 7' 05") or (2.97m x 2.26m)

UPVC double glazed window, coved ceiling, ceramic tiled flooring, fitted units with laminate work surfaces, breakfast bar, sink unit, electric cooker with overhead extractor, space and plumbing for washing machine

Lounge/Dining Room (12' 05" x 10' 05") or (3.78m x 3.18m)

UPVC double glazed bay window and door to Conservatory, coved ceiling, vinyl tiled flooring, two radiators

Master Bedroom (11' 06" x 10' 07") or (3.51m x 3.23m)

UPVC double glazed window, coved ceiling, radiator

Bedroom Two (8' 08" x 7' 01") or (2.64m x 2.16m)

UPVC double glazed window, coved ceiling, radiator

Bathroom (7' 01" x 6' 05") or (2.16m x 1.96m)

UPVC double glazed window, wash hand basin in vanity unit, fully tiled walk in mains shower, W.C. , radiator, cupboard housing gas combi boiler

Outside Rear

Enclosed fenced communal paved patio area with potted plants and gated access. Parking area.

Garage

Potential to rent a single garage courtesy of Muir Housing Group. Please ask for more details.

Tenure

We are advised that the property is Leasehold 125 years from 1984 with a Ground Rent of Â£10 plus Service Charges. Prospective purchasers should check this with their solicitors.

Agent Note

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Services

EPC Rating:74

Tenure

We are informed that the tenure is Leasehold

Council Tax

Band C





All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is payable by the buyer. PLEASE NOTE that as of 1st April 2016 rates have increased significantly for Buy-to-Let purchases & second home purchases. For information on payment rates please see <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates> or ask for further information. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.