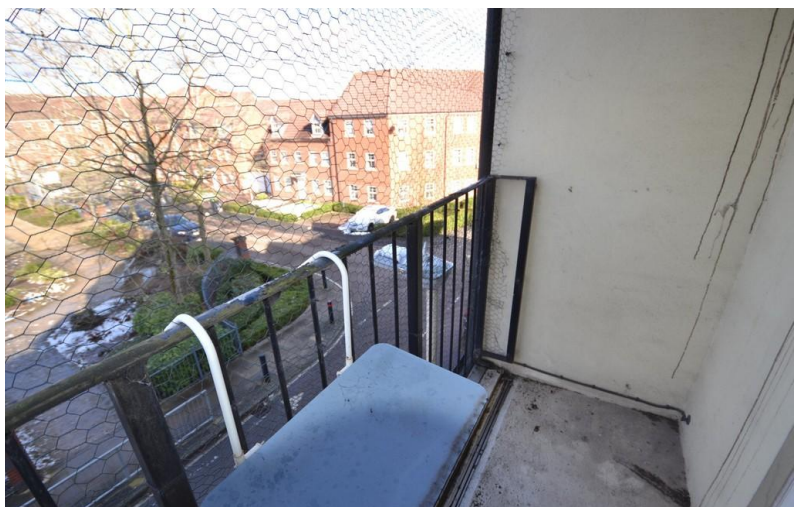


FOR SALE



15J Montvale Gardens, Central Square

1 Bedroom, 1 Bathroom, FLAT

Offers over £115,000

MARTIN&CO



- A One-Bedroom Apartment
- Located Off Blackbird Road
- Open Plan Lounge & Kitchen
- Bedroom With Ensuite
- Separate W/C
- Balcony
- Allocated Parking Space

PROPERTY DESCRIPTION Situated in a popular and highly-sought after modern development. This apartment located on the second floor features a spacious living room with a balcony, and benefits from an attractive open plan kitchen including an oven & hob, fridge / freezer, washer / dryer plus a range of wall and floor units. The bedroom is a double size, featuring built-in wardrobes. The bathroom is an ensuite to the bedroom and benefits from a WC, bath with shower over and a wash basin.

The apartment also benefits from an additional WC / cloakroom. Also included in this fantastic property is a secure, allocated parking space.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



HALL 4' 9" x 10' 4" (1.45m x 3.15m) Storage cupboard, radiator and carpet flooring

LIVING AREA 11' 7" x 16' 5" (3.53m x 5m) A light and bright lounge with UPVC double glazed french doors opening out to a balcony, carpet flooring and radiator, boiler cupboard and access to the kitchen.

KITCHEN 6' 2" x 9' 8" (1.88m x 2.95m) With a good range of both base and wall mounted units, ample work surfaces, oven with gas hob and extractor over, sink and drainer, space for fridge freezer and washing machine, radiator and hard floor.



BEDROOM 8' 11" x 15' 6" (2.72m x 4.72m) With a UPVC double glazed window, fitted wardrobes, carpet flooring, radiator and door to the en suite.

ENSUITE BATHROOM 6' 5" x 7' 10" (1.96m x 2.39m) With a bath and shower over, WC, wash hand basin, tiled splash backs, radiator, extractor fan and hard flooring.

W/C 9' 2" x 3' 5" (2.79m x 1.04m) With a low level WC, pedestal wash hand basin, tiled splash back and hard floor.

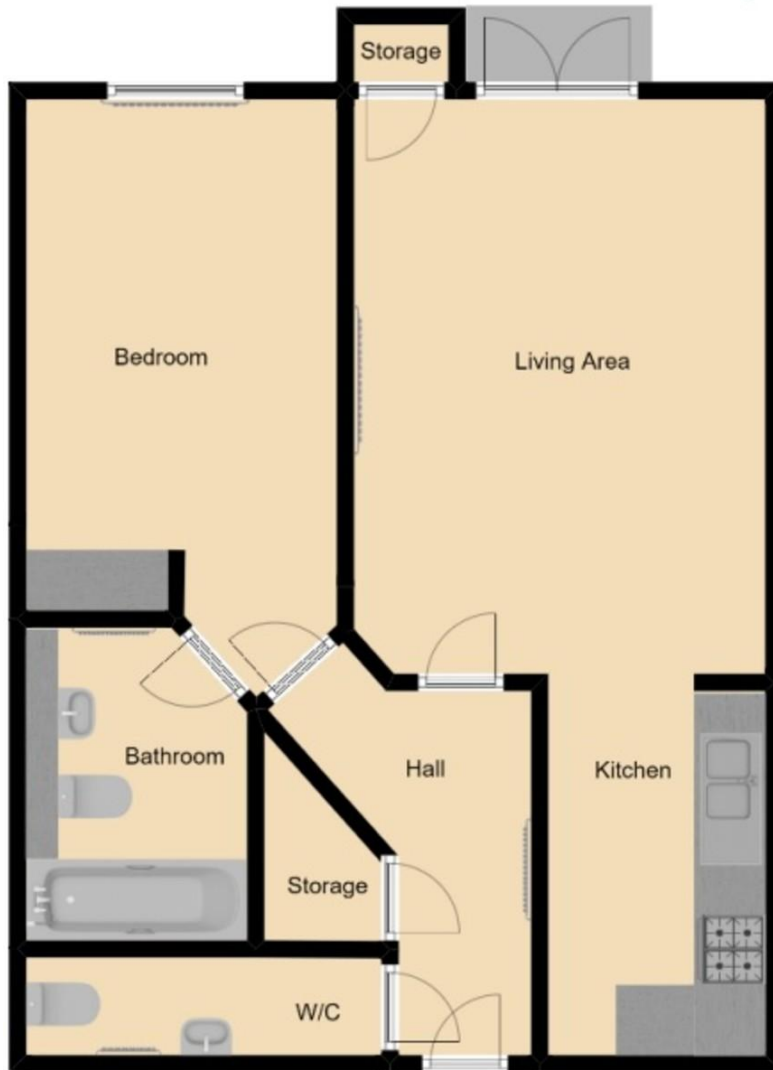
OUTSIDE Allocated parking space.

Service Charge - £1,764 PA

Ground Rent - £100 PA

Lease - 105 years remaining





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.