



Lydford Court Kingston Park

- Well appointed first floor studio flat
- Fully fitted kitchen
- Secure communal entrance
- Access to local shops, amenities, bus and metro links
- Ideally suited for a first time buyer or investment opportunity

£ 55,000



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ROOK
MATTHEWS
SAYER

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Lydford Court

Kingston Park

SECURE COMMUNAL ENTRANCE

Staircase to 1st floor.

ENTRANCE DOOR LEADS TO:

LOUNGE/BEDROOM 15'9 x 8'10 (4.80 x 2.69m)

Double glazed window, entry phone.

KITCHEN 6'10 x 6'8 (2.08 x 2.03m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in electric hob, extractor hood, space for automatic washer, tiled splash back, double glazed window.

SHOWER ROOM

Step in shower cubicle shower, low level WC, pedestal wash hand basin, double glazed frosted window.



TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 125 years from December 2016

Ground Rent: £165 per annum. Planned increase TBC

Service Charge: £862.57 per annum (includes Building Insurance)

Any Other Charges/Obligations: N/A

Council Tax Band: A

EPC Rating: E

GS14491/DJ/PC/09.08.23/V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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