



Station Road North Forest Hall

- No Upper Chain
- Two Double Bedrooms
- Open Plan Living Room-Kitchen
- Ideal Location For Shops
- Bullet

£ 75,000



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Station Road North

Forest Hall

HEADER

Brand new to the sales market is this great two bedroom first floor flat on Station Road North, Forest Hall. Ideally located within the heart of Forest Hall, this property offers a spacious living room which is semi open plan to the modern kitchen with a full range of fitted wall and base units. There is two generous double bedrooms and the full bathroom completes this great first time buyers property or investment buy-to let.

Briefly comprising of, entrance lobby with stairs leading up to a bright and spacious inner hallway with access to the principle rooms. The large living room is open to the kitchen which offers a full range of fitted wall and base units in a classic white finish with a range of integrated appliances including fridge, freezer, gas hob and electric oven. The main bedroom is a large double with ample space for furnishing, a second generous double bedroom is just off the living room and the family bathroom, with shower over bath, completes this property.

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.

Living Room - 14'10" x 14'09" - 4.52m x 4.50m

Kitchen - 6'11" x 13'06" - 2.11m x 4.12m

Bedroom One - 14'08" x 11'03" - 4.47m x 3.43m

Bedroom Two - 11'03" x 13'00" - 3.43m x 3.96m

Bathroom - 8'02" x 5'01" - 2.48m x 1.55m

Council Tax Band: A

EPC Rating: C

FH00008381/SD/SD/08/06/23/V.1



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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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