



CATHERINE COURT, NEWBURY PARK, IG2

£225,000 Leasehold

One Bedroom Apartment | Ground Floor Position | One
Allocated Parking Space | No Onward Chain | Long Lease |
Peppercorn Ground Rent | Large Reception Room | Separate
Fitted Kitchen | Family Bathroom | Within Close Proximity To
Newbury Park Station | Walking Distance To Local Amenities

- Allocated parking space
- Ground floor
- Long lease
- No Onward Chain
- One bathroom
- One bedroom

Offered to the market with no onward chain is this spacious one bedroom, ground floor apartment within a quiet residential development.

The apartment includes one allocated parking space, a long lease (over 950 years remaining) and a peppercorn ground rent.

Accommodation comprises entrance hall, spacious reception room, separate fitted kitchen, double bedroom and family bathroom.

Catherine Court is located within walking distance to Newbury Park central line station which provides quick and easy access into the City.

Council Tax Band: C

Tenure: Leasehold (954 years)

Ground Rent: £0 per year

Service Charge: £1,600 per year

Parking options: Residents

The information provided about this property are set out as a general outline for guidance and do not represent or form part of an offer or contract, nor may it be regarded as representations.

Whilst Alter&Cope uses reasonable endeavours to ensure that the information provided is materially correct, some of the information is provided from third parties and has not been verified by us. All interested parties should not rely on this information as a statement or representation of fact, but must verify accuracy themselves by their own inspection, searches, enquiries, surveys or otherwise as to the accuracy and completeness.

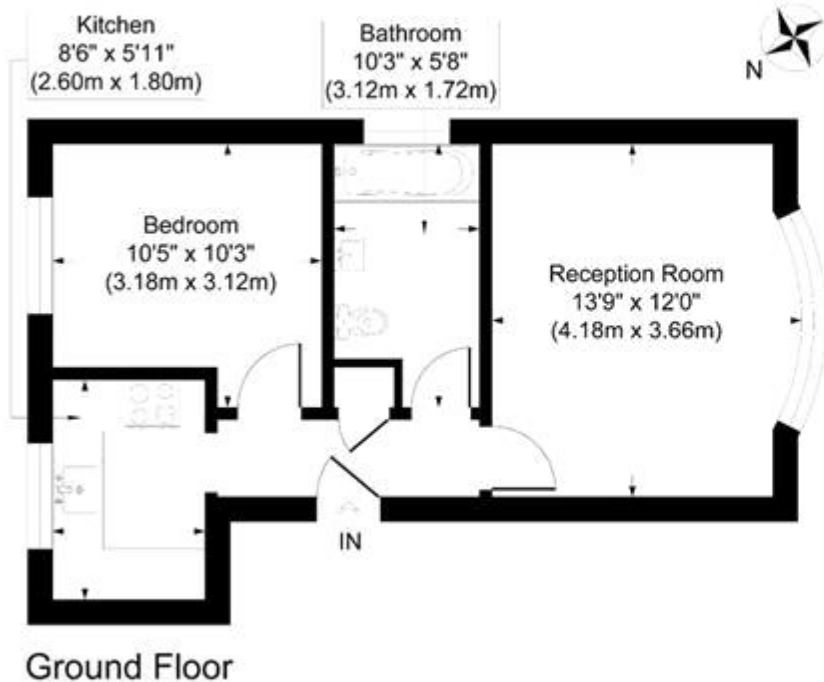
Your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents.

The tenure/lease, service charge and ground rent information are subject to change, and the information we have supplied was provided by the seller at the time of instruction.

Alter&Cope have not tested any appliances, fixtures and fittings or services. All dimensions noted on the floor plan are approximate and quoted for guidance only and their accuracy cannot be confirmed.



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Catherine Court Springfield Drive

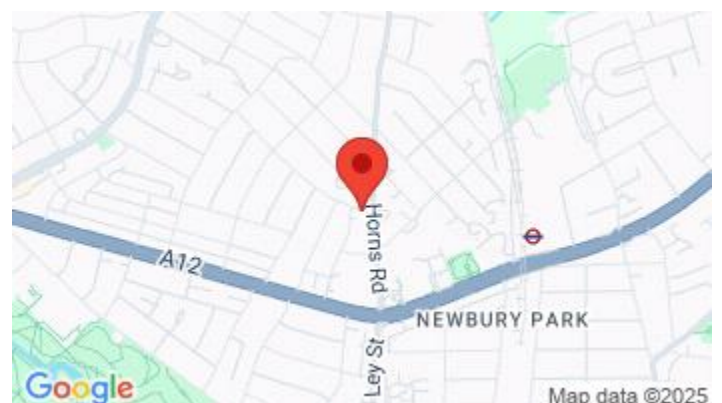
Approximate Gross Internal Area
Total = 38.4 sq m / 413 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated.
Windows and door openings are approximate. Whilst every care is taken
in the preparation of the plan, please check all dimensions, shapes and
compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.