



Lords Lane, Studley
Offers in Excess of £125,000

Features:

- Generous sized first floor maisonette
- Long lease
- Two double bedrooms
- Modern bathroom suite
- Lounge
- Fitted kitchen
- Balcony
- EPC - C

Description:

A deceptively spacious and particularly well present first floor maisonette with an extended long lease, situated in a cul-de-sac location in the popular area of Studley village. In brief the property comprises of an entrance porch, hall with cupboard storage and stairs leading to the first floor landing with further cupboard storage and access hatch to the full length loft, good sized lounge with door leading onto the balcony, fitted kitchen with under cupboard lighting integrated oven, five burner gas hob and extractor hood over, a spacious double bedroom one, a further generous sized double bedroom two and a modern white bathroom suite including bath with overhead shower. Outside benefits from having a low maintenance front lawn to the front and a shared area to the rear for washing line. The property further benefits from having a long remaining lease (expires 31st December 2999) No service/ground rent, mostly double glazed throughout, gas central heating powered by a Worcester Bosch boiler, low running costs and being within the lowest council tax banding. Well situated close to local primary and secondary schooling, amenities including shops, supermarkets, eateries, leisure facilities, access to nearby bus routes and major road links.



Details:

Porch

Hallway

First Floor Landing

Lounge

14' 6" x 11' 5" (4.42m x 3.48m)

Kitchen

10' 4" x 5' 5" (3.15m x 1.65m)

Balcony

Bathroom

5' 3" x 8' 1" (1.60m x 2.46m)

Bedroom One

15' 11" x 8' 8" (4.85m x 2.64m)

Bedroom Two

11' 9" x 13' 1" (3.58m x 3.98m) max

EPC Rating: C

Council Tax Band: A (tbc by solicitors).

Tenure: Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on
01527 910 300.



How can we help you?

Need a mortgage?

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: www.morganfs.co.uk

Property to sell?

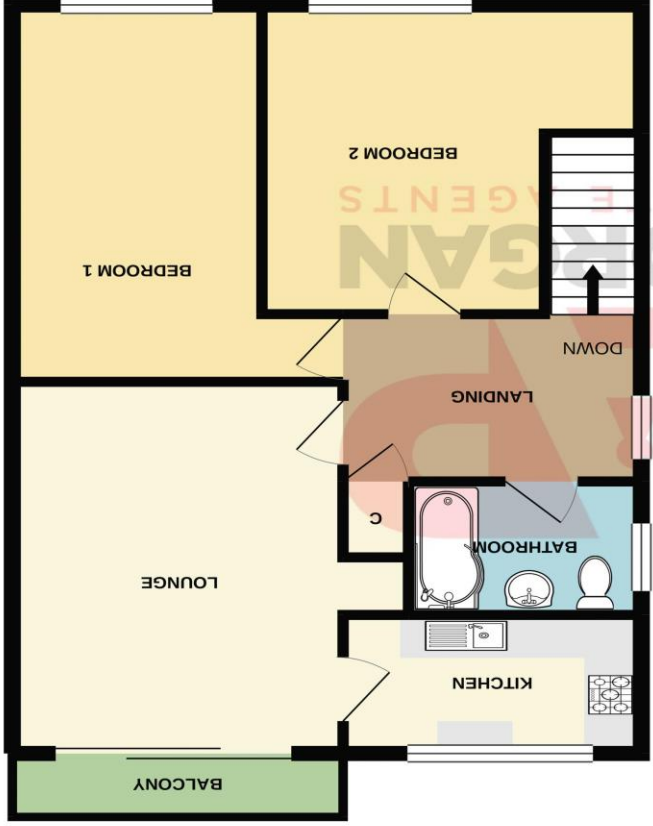
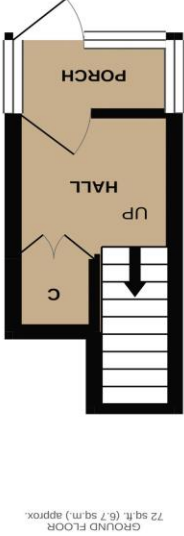
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.



TOTAL FLOOR AREA: 708 sq.ft. (65.7 sq.m.) approx.
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