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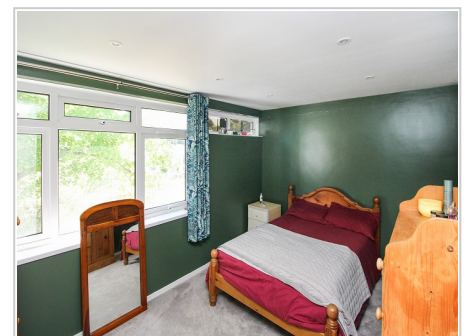
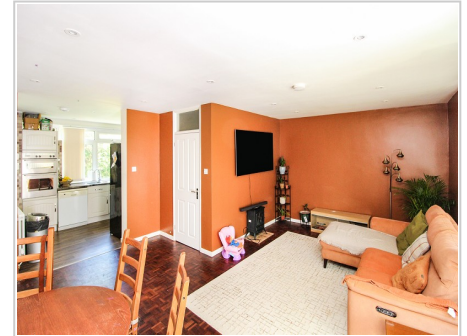
£230,000



- TWO BEDROOM TOP FLOOR FLAT
- ENTRANCE HALL
- LOUNGE
- KITCHEN
- BATHROOM
- GAS CENTRAL HEATING
- COMMUNAL PARKING
- CLOSE TO AMENITIES
- BALCONY

**Ref: PRA12879**

Viewing Instructions: Strictly By Appointment Only



## General Description

Zoom are delighted to offer for sale this two double bedroom top floor apartment located in the sought after location of Ifield. The property which has been modernised by the current vendors In brief comprises of an entrance hall, large living room, kitchen, two double bedrooms, family bathroom and a balcony.

Conveniently positioned within close proximity to many local amenities, transport links and Ofsted rated schools.

Further benefits include double glazed windows, gas central heating as well as communal parking.

An internal viewing comes highly recommended to appreciate this property in full.

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## Accommodation

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### Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:63

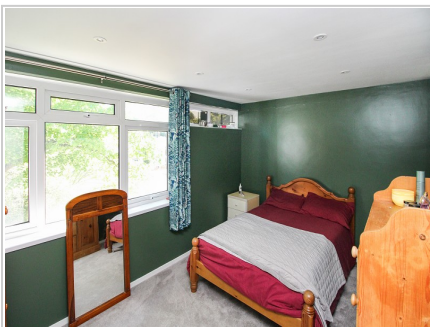
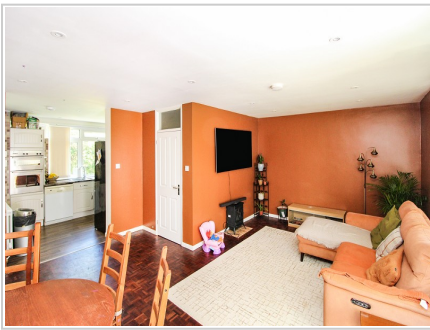
### Tenure

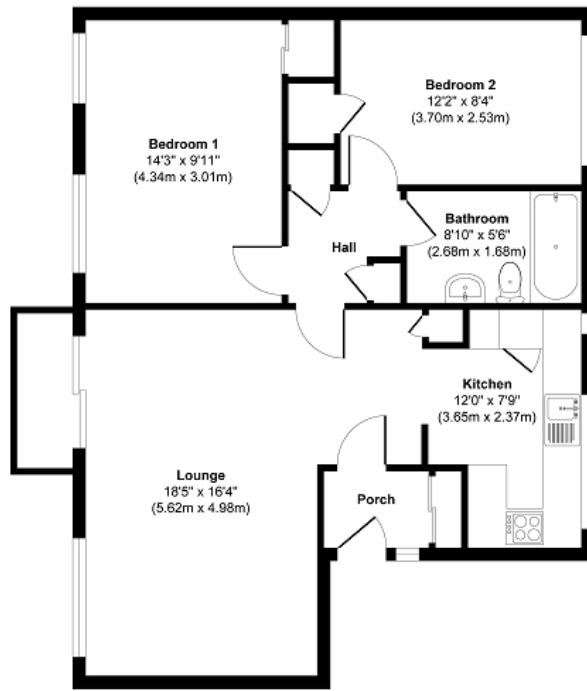
We are informed that the tenure is Leasehold

### Council Tax

Band Not Specified

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Floor Plan

**Approx. Gross Internal Floor Area 736 sq. ft / 68.40 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*