



Lingen Close | | Redditch | Worcestershire

Offers in Excess of £100,000

Lingen Close | Redditch

A 2 bedroom flat – Lounge with Juliette balcony

An ideal first purchase or investment opportunity this generous sized top floor flat is well presented, has 2 double bedrooms, and is conveniently located for supermarket and local shopping, schooling, Arrow Valley Park, and motorway routes across the region.

The property briefly comprises: Hall with a variety of storage facilities, a generous lounge with a Juliette balcony, a kitchen diner with inset sink, matching units and cupboards, with space and plumbing for fridge, freezer, washing machine, and the cooker of your choice.

Also off the hallway are the 2 double bedrooms, a modern fitted bathroom, and separate W.C.

The property is centrally heated by a gas combi-boiler also providing instant hot water, it has double glazing, and communal parking is provided to the front of the property.



Details

Hall

Lounge

14' 9" x 9' 7" (4.49m x 2.92m)

Kitchen/Diner

14' 9" x 10' 7" (4.49m x 3.22m)

Bedroom 1

12' 11" x 9' 7" (3.93m x 2.92m)

Bedroom 2

11' 1" x 9' 1" (3.38m x 2.77m)

Bathroom

W.C.

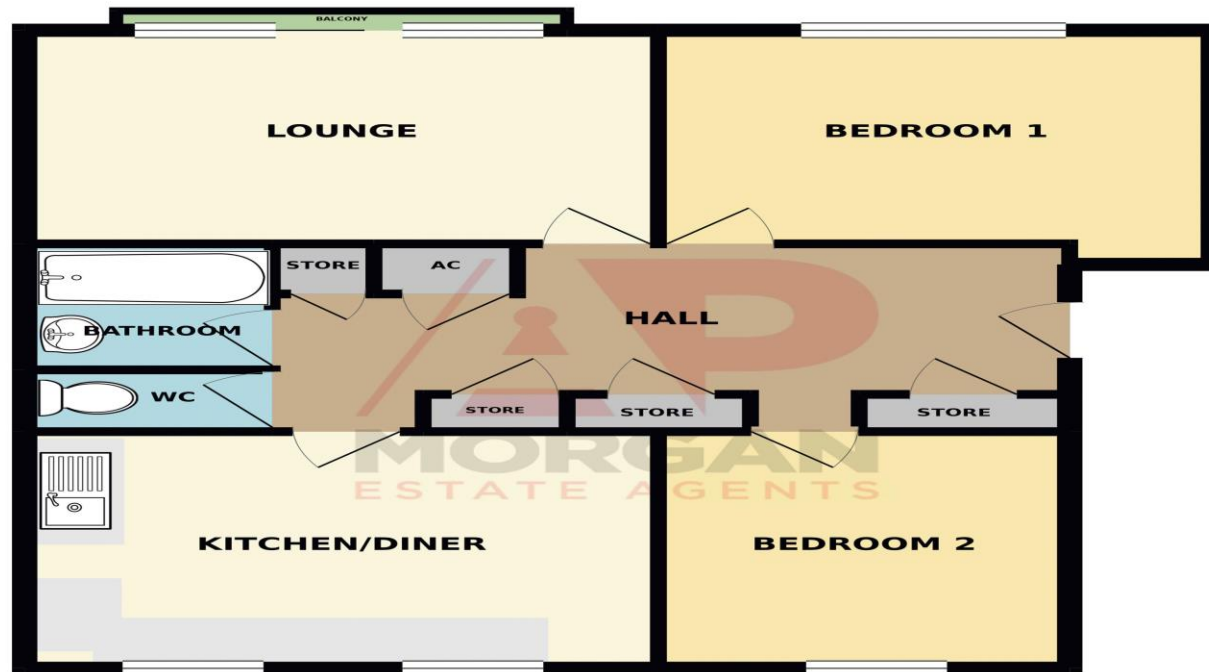


Tenure: We have been advised by our vendor that the property is **Leasehold** (tbc by solicitors).

Council Tax Band: A (tbc by solicitors).

Please Note: These plans are for information only and not to scale.

GROUND FLOOR 731.10 sq. ft.
(67.92 sq. m.)



TOTAL FLOOR AREA : 731.10 sq. ft. (67.92 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Office Opening Times: Monday – Friday (9am – 5:30pm) | Saturday (9am – 4pm) | Sunday (Closed)

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