

for sale

offers over **£130,000**



Stepstairs Lane Cirencester GL7 1LA

NO ONWARD CHAIN! A spacious and well-laid-out two **DOUBLE** bedroom first floor apartment situated in Cirencester, offering versatile accommodation throughout.

SHARED PARKING. 125 Years on the lease.



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Agent Note

Please note that an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of required identity checks and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agent Notes

This property is part of a large Title that includes other properties that are not included in this sale. The creation of a new Title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.

We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular

importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

The service charge of £1,266.83 PER ANNUM is applicable to the property as a guide only and is subject to confirmation and possible annual increase. Please enquire with the branch at time of interest where they would be happy to check.

We have not tested any apparatus, equipment, fixtures, fittings, or connection of utility services. Any checks to working condition and suitability will be at the buyers own cost



Accommodation Details

Entrance Hall

Door to the entrance hall. Access to all rooms. Storage cupboard.

Lounge

13' 11" x 12' (4.24m x 3.66m)

Double glazed window to the rear and side aspect. Radiator.

Kitchen

15' 1" x 11' 8" (4.60m x 3.56m)

Two double glazed window to the side aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer. Space for cooker. Space and plumbing for washing machine.

Bedroom One

13' 11" MAX x 10' (4.24m MAX x 3.05m)

Double glazed window to the side aspect. Radiator.

Bedroom Two

10' 8" x 9' 10" (3.25m x 3.00m)

Double glazed window to the side aspect. Radiator.

Bathroom

Obscure double glazed window to the side aspect. Panelled bath with shower over and wash hand basin. Partially tiled to water sensitive areas.

Cloakroom

Obscure double glazed window to the side aspect. Two piece suite comprising of Low Level WC and wash hand basin.

External Features

Parking

A shared car park is available





Total floor area 72.9 m² (784 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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Unit B11 North Swindon District Centre Thamesdown Drive
 SWINDON SN25 4AN

Property Ref: SDN315032 - 0009

Tenure:Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1029.75

Ground Rent: 143.49

view this property online
connells.co.uk/Property/SDN315032

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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