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FOR SALE
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PADSTOW WALK
BEWBUSH

Comper Close, Bewbush
£170,000

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- Positioned in a peaceful area on the outskirts of Bewbush
- Ground floor flat
- Modern kitchen and bathroom
- Dual aspect open plan living/dining room
- One double bedroom with built in wardrobes
- Ample communal parking
- NO ONWARD CHAIN
- Council Tax Band 'B' and EPC 'C'

Located on the fringes of Bewbush, this ground floor one bedroom flat presents an excellent opportunity for those seeking a first time purchase or a buy to let investment with NO ONWARD CHAIN.

The property is accessed via a secure communal entrance to the block, ensuring both privacy and peace of mind.

Upon entering, an inviting hallway provides access to all rooms and offers a convenient storage cupboard for shoes and coats. A great feature is the spacious open plan dual aspect living/dining room, offering a versatile space with plenty of natural light flowing through the room. Ample space is available for living room furniture, while a small dining table and chairs could be positioned in the designated area by the window. Additional storage is available by way of a built in cupboard.

The modern kitchen features a range of wall and base units maximising the space on offer. An integrated oven is complemented by space for further white goods and a cupboard housing the combi boiler is neatly tucked away.





The bedroom offers ample space for a double bed and featuring built-in double wardrobes for further storage options.

The contemporary bathroom is fitted in a white suite, comprising a panelled bath with a wall-mounted shower unit, pedestal wash hand basin, low-level WC, and opaque windows for natural light.

Outside, residents benefit from ample communal parking for both themselves and guests, guaranteeing convenience and ease of access. The property also has wrap-around communal grounds and a secure bin store.

Lease Details

Length of Lease: 125 years from 5 October 1988
 Annual Service Charge – £600 (currently paying £60 per month over 10 months)
 Service Charge Review Period – May
 Annual Ground Rent – £10

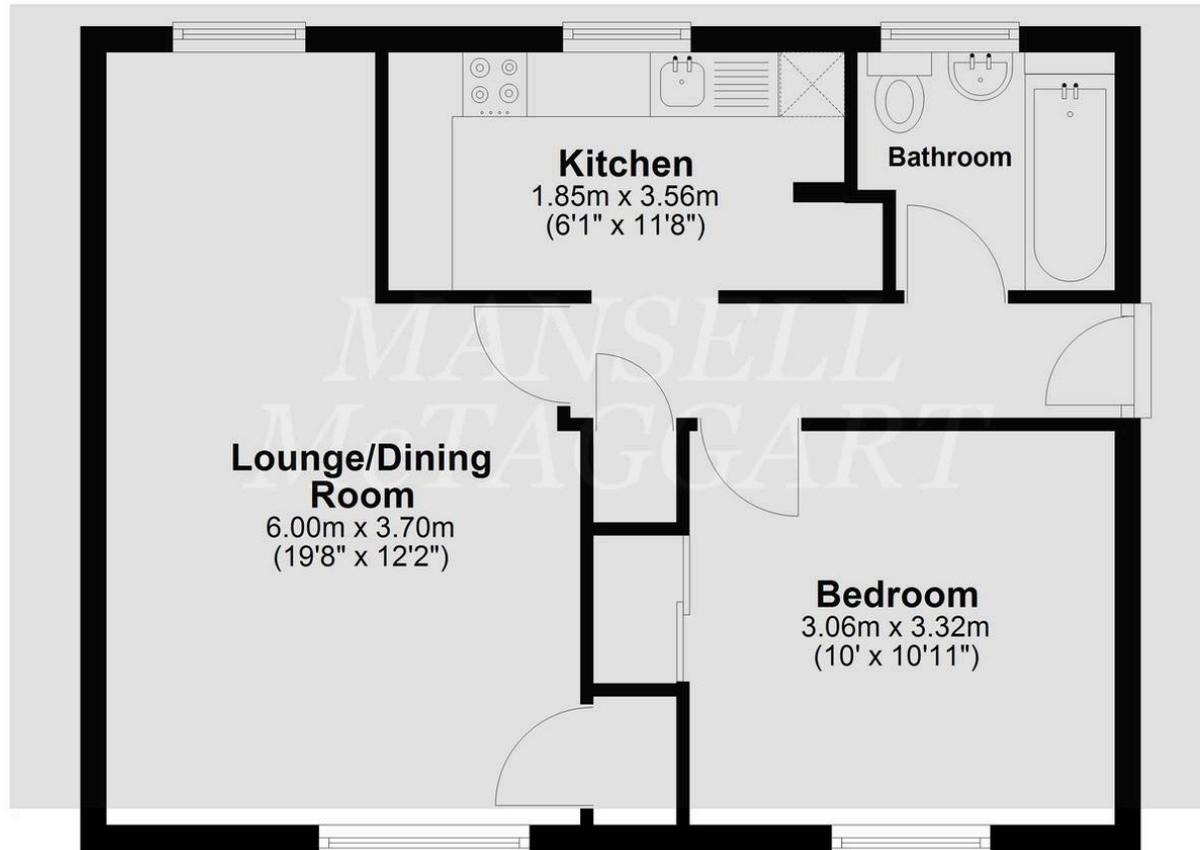


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	71	74
England, Scotland & Wales		EU Directive 2002/91/EC

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.

Ground Floor

Approx. 47.2 sq. metres (508.3 sq. feet)



Total area: approx. 47.2 sq. metres (508.3 sq. feet)

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