



109 Palma House, Judkin Court, £180,000 Leasehold

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

ENTRANCE HALL

Extremely spacious entrance hall. Entered via wooden door with security spy hole. Wood effect flooring. Inset spotlights to ceiling. Storage cupboard housing hot water tank. Alarm panel. Video phone entry system. Power points.

LOUNGE/DINER/KITCHEN

Entered via wooden door, this spacious room benefits from large double glazed uPVC windows to the front aspect, with door leading onto the terrace and wood effect flooring. Ample natural daylight. There is a telephone point, TV aerial point. Two wall mounted electric heaters. Modernised kitchen. Wall and base units, with work surfaces incorporating composite sink. Integrated oven and microwave, with four ring electric hob and extractor hood over. Ample storage with under unit lighting. Integrated fridge freezer, Integrated washing machine and dishwasher. Grey tile flooring. Extractor. Spotlights.

BEDROOM

Spacious bedroom. uPVC double glazed window to front with stunning river views. Wood Effect flooring. Two built-in wardrobes with hanging and shelving. Television aerial. Power points. Wall mounted electric panel heater.

SHOWER ROOM

Upgraded shower room including vanity enclosed wash hand basin, walk-in shower cubicle with rainfall shower and additional shower attachment. Inset storage with lighting. W.C. Wall mounted mirrored vanity unit. Tiled flooring. Fully tiled walls, heated towel rail, extractor and spotlights.

TERRACE

Stunning views. Paved, with glass surround and external lighting. Accessed from the living room.

PARKING

Secure gated access to an allocated undercroft parking space. Visitor parking.

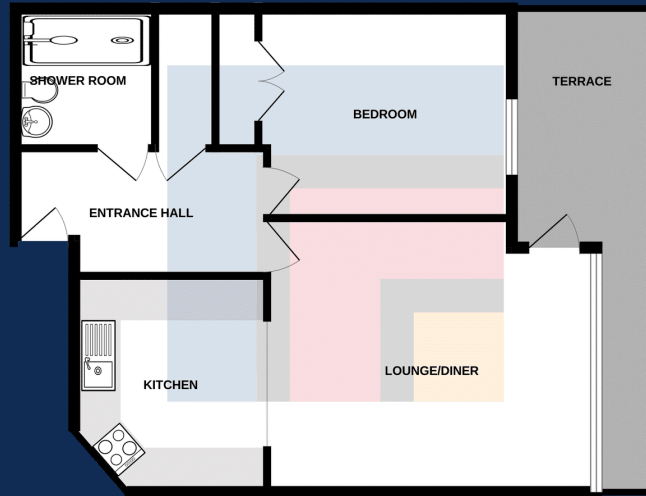
FACILITIES

The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2,820 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, secure fob access, video entry intercom system, lift maintenance, maintenance of internal and external communal areas, annual boiler servicing, reserve fund contribution, regular cleaning and refuse disposal, bike storage, secure gated access to an allocated parking space, visitor parking and parking management. Ground rent £59 per annum.





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