



Rowhill Road
Hextable | BR8 7RL



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Hextable, BR8 7RL

Guide Price £200,000 to £220,000

Leasehold

Nestled in the sought-after village of Hextable, this one bedroom first-floor apartment seamlessly blends period charm with modern living. Located on one of the most desirable roads in the area, the entrance to the apartment is through a glass stairwell positioned at the rear of the property.

This residence is part of a period building, adding a touch of timeless elegance to its architectural appeal. The layout encompasses a welcoming entrance hall, open-plan lounge that effortlessly connects to the kitchen, bathroom and bedroom.

Residents can enjoy the tranquillity of communal grounds surrounding the building, with the added convenience of an allocated parking bay and additional parking spaces for guests.



Benefitting from:

- Popular Village Location
- One Bedroom Apartment
- Open Plan Living
- Period Building
- Glass Stairwell
- Allocated Parking Space
- Communal Grounds
- Viewing Recommended
- Council Tax:
- EPC Rating: C

Accommodation

Communal Entrance Staircase to rear. Door into communal hallway.

Entrance Hall Entry door. Carpet.

Lounge 7.7m x 4.32m (25'3" x 14'2") Double glazed window to side and to rear. Carpet. Radiator.

Kitchen Area 3.53m x 2.46m (11'7" x 8'1") Range of wall and base units with work surfaces over. Built in oven and hob. Sink unit. Space for washing machine. Space for fridge freezer.

Bedroom 4.34m x 3.86m (14'3" x 12'8") Double glazed window. Carpet. Built in wardrobes. Radiator.

Bathroom 1.9m x 1.75m (6'3" x 5'9") Panelled bath with shower attachment over. Low level WC. Wash hand basin.

Exterior

Communal Gardens:

Parking: Allocated parking space and resident's car park.





Leasehold Information

125 Years from 1 January 2005

Time remaining on lease: 106

Ground Rent: £389.22

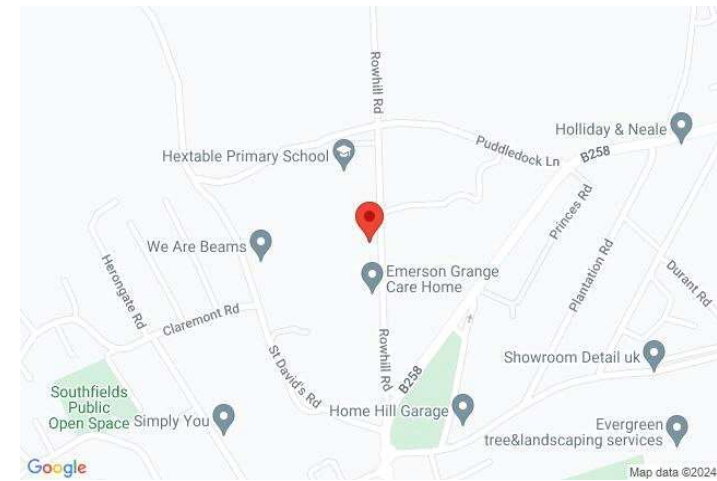
Service Charge: £1744.56

Ground Rent Review Date: To be confirmed

Council Tax - D

EPC Rating – C





Important Notice

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Location



*All distances from branch postcode. Train time from nearest station.

(All distances & times are approximates)

FOR MORE INFORMATION CONTACT US TODAY.

Michelle Dean - Branch Partner

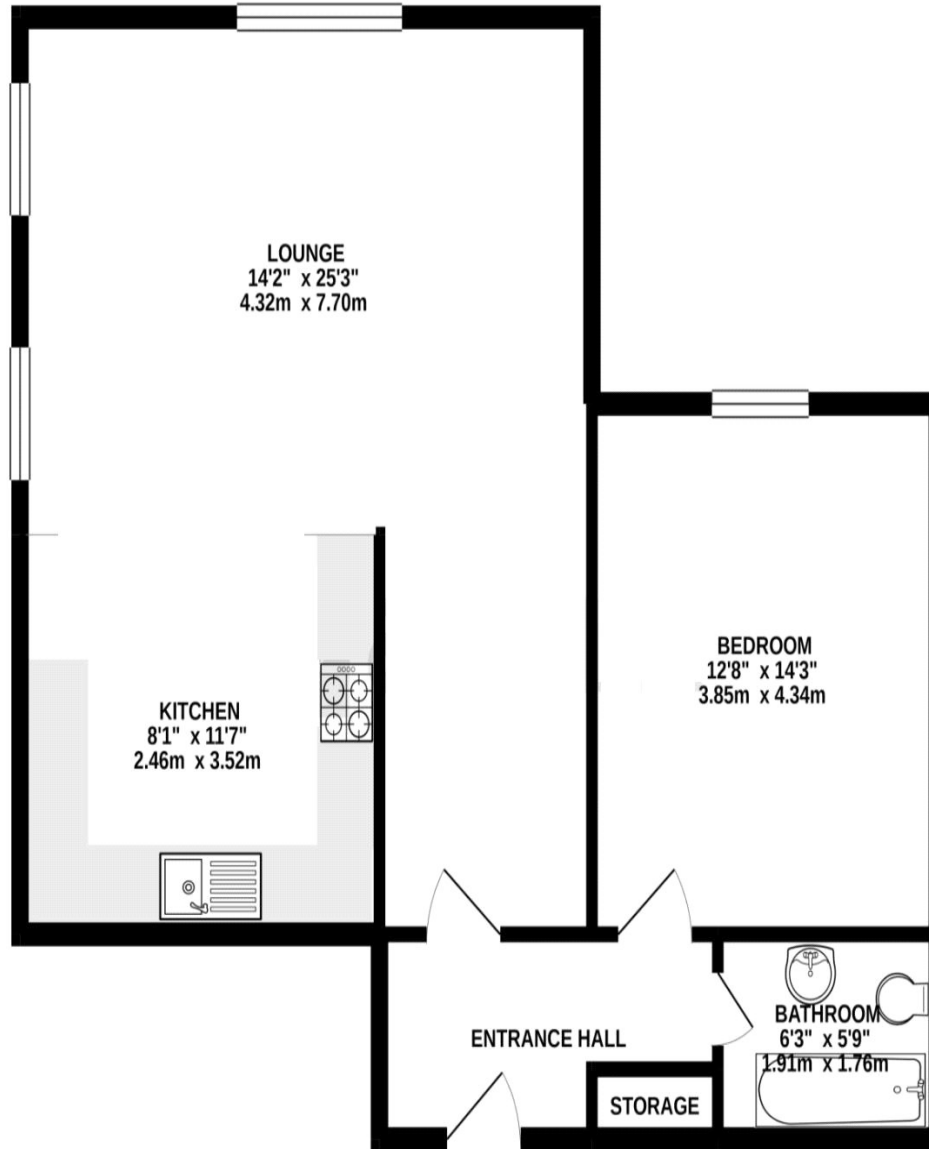
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