

Leasehold

Asking Price: £239,000

St Albans Way Development, Type A,
St Albans Way, Wickersley, S66 1AD



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St Albans Way Development, Type A, St Albans Way, Wickersley, S661AD

Potentially suited to a variety of buyers and to be constructed by the trusted and respected Habbin Builders and Developers, a select development of eight ground and first floor two bedroom, two bathroom apartments with accommodation of approximately 850 square feet. With lift access to first floor, security alarms, CCTV and allocated parking the development stands within communal landscaped grounds close to the many amenities in the village centre. (Internal pictures are illustrative of other apartments in the development that have sold)

Inner hall 2.7 x 3.5. With access to the ground floor apartments.

Communal Entrance Hall 5.5 x 3.5. With access to staircase and lift.

Apartment 1 Ground floor Type A (848 square feet)

Private Entrance Hall Downlights, store cupboard and intercom.

Open plan Kitchen 2.5 x 2.1. Choice of units and worktops, appliances of oven, hob, extractor, dishwasher and fridge freezer.

Open plan Lounge 5.74 x 4.7. (maximum measurements) TV/Satellite point, 3 double sockets, pendant lighting.

Master Bedroom 5.1 x 3.3. (maximum measurements)TV/Satellite point, pendant lighting, fitted wardrobes.

Wet Room 1.8 x 1.8. With fittings by Porcelanosa.

Bedroom 2 4.2 x 2.3. With pendant lighting.

Bathroom 2.0 x 1.9. With fittings by Porcelanosa. Over bath shower and screen.

Outside Communal landscaped grounds and one allocated car parking space per apartment.

Specification List KITCHEN

Choice of units and worktops subject to early reservation.

Integrated appliances- oven, hob, microwave, extractor, fridge freezer and dishwasher.

LOUNGE

TV/Satellite point, 3 double sockets, pendant lighting.

ENTRANCE HALL

Down lights and intercom.

BATHROOM

Fittings by Porcelanosa, wall and floor tiling, electric towel rail.

MASTER BEDROOM

TV/Satellite point, fitted wardrobes, pendant lighting.

WET ROOM

Fittings by Porcelanosa

BEDROOM 2

Pendant lighting.

GENERAL FINISHES

UPVC windows in Grey, front door powder coated Grey, Communal Satellite System, energy efficient combination boilers gas central heating. Decoration- 1 colour emulsion floor and ceilings. Undercoat eggshell to woodwork. Internal doors- Oak colour design and choice. CCTV linked to each apartment. Communal staircase in stainless steel and glass.

EXTERNAL FINISHES

Landscaped grounds as indicated. Tarmac access road. Block paving to parking areas. Paving to footpaths. Turfing to all other external areas. Bin store. Allocated parking.

ADDITIONAL INFORMATION

LEASEHOLD

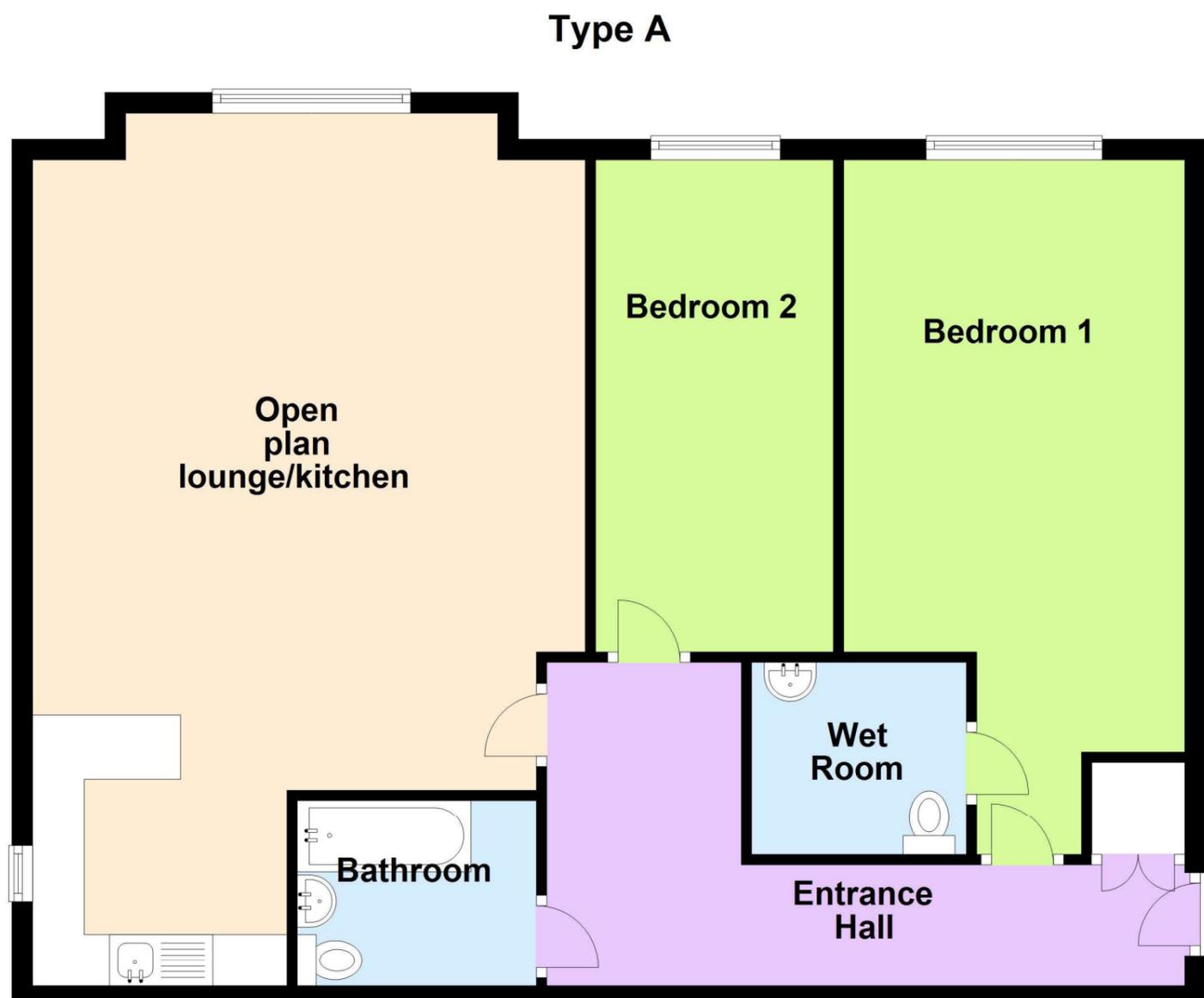
Management company to be formed. Long lease (to be confirmed) Ground rent (to be confirmed) Service charge (to be confirmed) NHBC 10 year BUILDMARK warranty. **Leasehold Information** Proposed 200 year lease. Proposed ground rent £200 per annum. Service charge £1200 per annum (subject to detail)



- Brand new apartments
- Two bedrooms/two bathrooms
- Close to village centre
- Landscaped grounds
- Allocated parking space
- Lift to first floor
- CCTV/Security alarm
- Available late 2020 early 2021

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



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Plan produced using PlanUp.