

www.astoncharlesea.co.uk
info@astoncharlesea.co.uk



01234 889366



No Upper Chain

One Bedroom

Well Presented

Lovely Garden

Off Road Parking

Dogs Allowed



114 Folly Park, High Street
Clapham, MK41 6AL

£59,995

Dining Room 16' 3" x 9' 0" (4.95m x 2.74m)

Via wooden door, UPVC window to rear elevation, UPVC window to front elevation, coved and artexed ceiling, single panel radiator, thermostat control.

Lounge 14' 3" x 9' 10" (4.34m x 2.99m)

UPVC door to rear elevation, double panel radiator, coved and artexed ceiling, two UPVC windows.

Bathroom 5' 7" x 5' 6" (1.70m x 1.68m)

Sink with pedestal, UPVC obscure glazed window to side elevation, low level bath, low level flush toilet, vinyl flooring.

Kitchen 9' 9" x 8' 6" (2.97m x 2.59m)

UPVC windows to both side elevations, vinyl flooring, various waist and eye level units, stainless steel sink, space for washing machine, space for fridge/freezer, space for cooker, cupboard housing boiler.

Bedroom 12' 4" x 9' 8" (3.76m x 2.94m)

UPVC window to side elevation, UPVC window to front elevation, UPVC doors to side elevation.

Garden

Patio area, various mature shrubs and plants, off road parking.

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

