



East Road

Sandy, , SG19 1LH

£165,000

Property Features

- CHAIN FREE
- Two bedrooms
- Close to town centre & Train station
- Quiet location
- Well Presented
- First floor
- Excellent first time buy or investment
- Built in appliances
- Refitted kitchen

Full Description

**** CHAIN FREE**** An excellent opportunity to purchase this spacious two bedroom first floor apartment, offered to the market in excellent condition, benefitting from a generous 18ft lounge and 16ft master bedroom and ideally situated within a short walk of the town centre.

This property briefly boasts entrance hall, Lounge/diner, fitted kitchen, re-fitted shower room, two bedrooms and ample storage

Further benefits from uPVC double glazing throughout, gas to radiator central heating, and communal gardens with brick built outside storage cupboard. this ideal first time or investment buy must be viewed early to avoid disappointment.

ENTRANCE HALL

KITCHEN

Refitted with gloss units and built in appliances

LOUNGE

18' 0" x 10' 5" (5.49m x 3.18m)

MASTER BEDROOM

16' 4" x 8' 8" (4.98m x 2.64m)

BEDROOM

9' 7" x 9' 7" (2.92m x 2.92m)

BATHROOM

Refitted white suite

EXTERNALLY

Communal grass areas, brick/bike store





LEASE INFORMATION

93 years remaining

The Ground Rent was £10

The service charge for 2020/21 was £104.15.



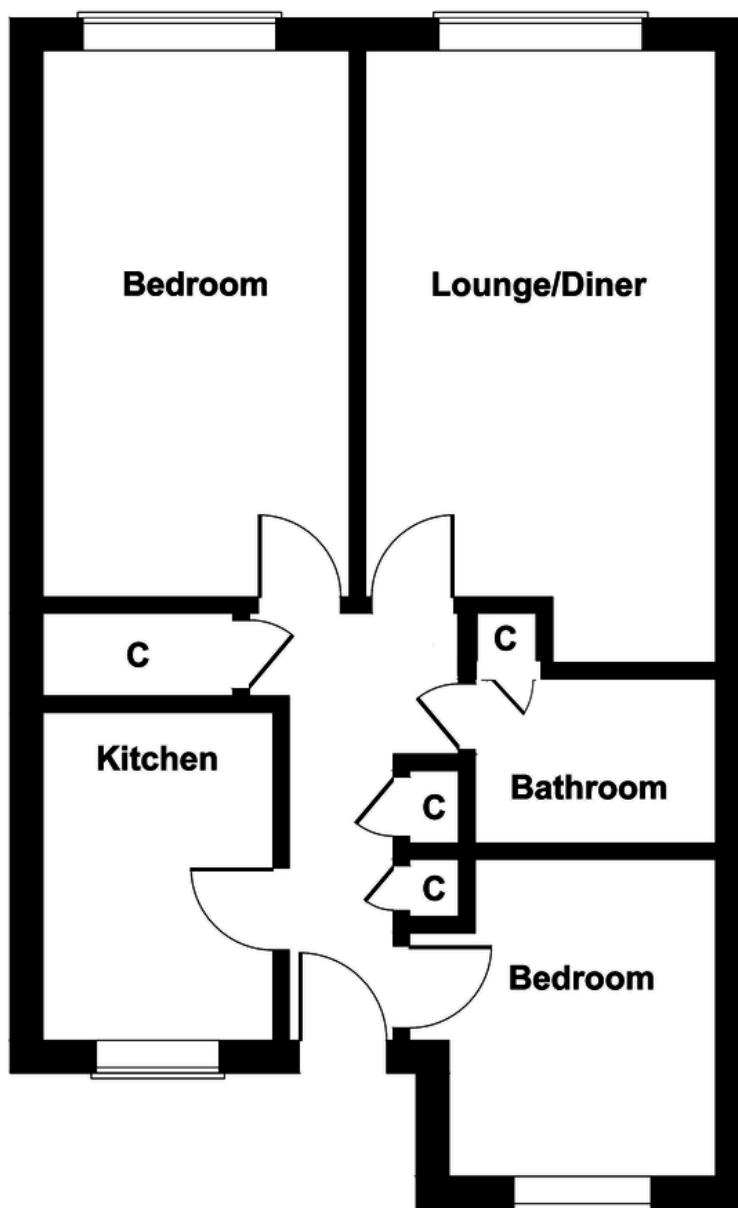
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart



East Road

Approximate Gross Internal Area
635 sq ft - 59 sq m



**Not to Scale. Produced by The Plan Portal 2021
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements