



## Longfield Road, Sandy Asking Price £160,000

- CHAIN FREE
- Excellent First time buy
- Good Links to A1, Town Centre and Train Station
- Long Lease
- Refurbishment required
- Secure Gated Parking
- Ground Floor
- Small Block
- Share of Freehold

**EXCELLENT FIRST TIME BUY OR IDEAL FOR INVESTMENT BUYERS OVER 5% RETURN**

Large two bedroom ground floor flat with refurbishment required. Situated in a small block with a 965 year lease, gated access and allocated parking space. Within walking distance of the town centre and train station and providing easy access to the A1. The property includes two bedrooms, lounge/diner, kitchen, bathroom and allocated parking. **VIEWING ADVISED**



Council Tax Band: B



Hallway

Bathroom

Bedroom

7'9 x 8'7

Master Bedroom

11'8" x 10'0" max

Lounge

16'3 x 11'1

Kitchen

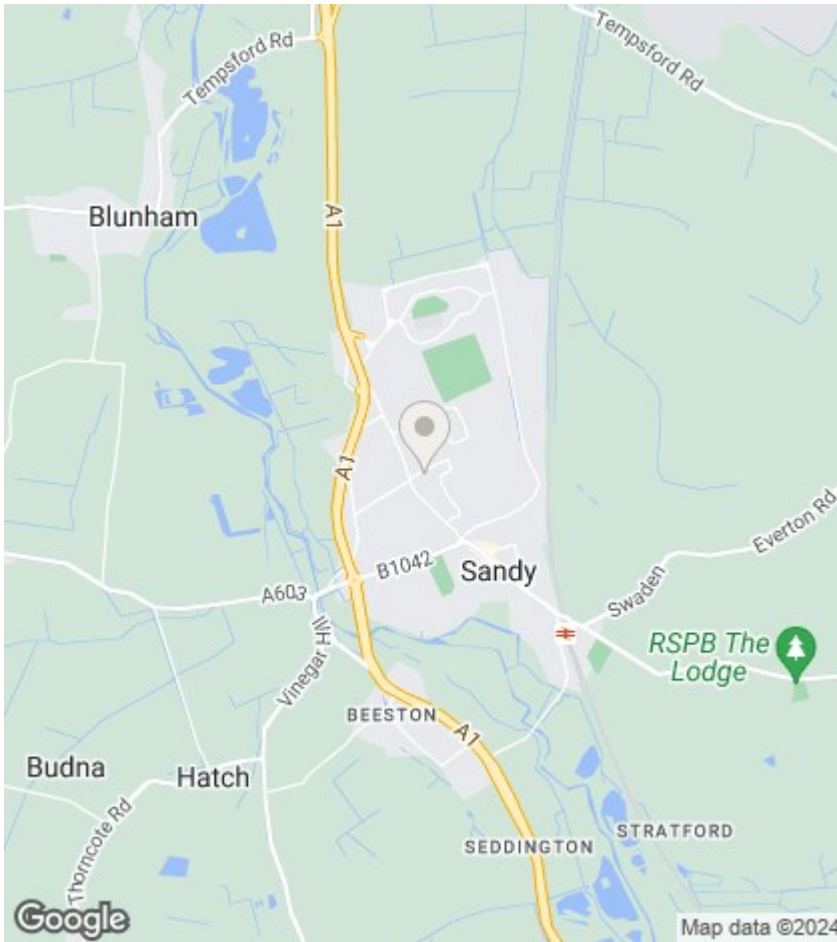
13'0 x 7'1

**EXTERNALLY**

Secure gated access to off road parking.

**Lease information**

The vendor informs us 999 year lease from 1987 No  
Ground Rent No Service Charge



## Directions

## Viewings

Viewings by arrangement only. Call 01767 691122 to make an appointment.

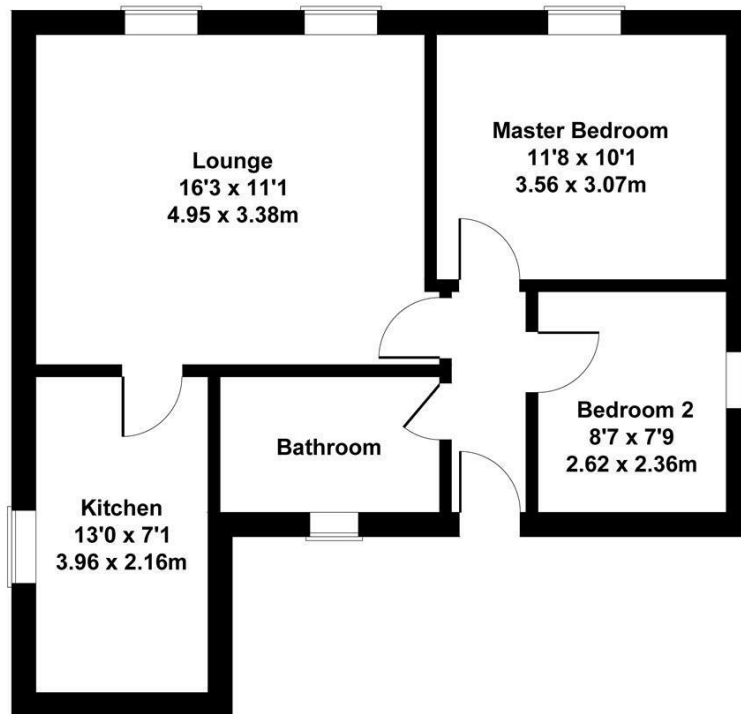
## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			73
(55-68) <b>D</b>			
(39-54) <b>E</b>		49	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Longfield Road

Approximate Gross Internal Area  
611 sq ft - 57 sq m



Not to Scale. Produced by The Plan Portal 2024  
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