



COLLEGE COURT, SCHOLARS WAY, GIDEA PARK

No Onward Chain | 978 Year Lease | Two Double Bedrooms | Walking Distance to Gidea Park Elizabeth Line | Close To Shops and Amenities | Allocated Parking Spot |

£275,000 Leasehold | 2 bedroom flat for sale

SSTC

CHARLES STRATTON
ESTATE AGENTS



***** NO ONWARD CHAIN***** Set within the extremely popular Academy Fields development is this second floor apartment within walking distance to Gidea Park Elizabeth Line Station. Currently tenanted but will be sold vacant possession, current tenant to vacate Early August.

The reception hall provides access to living accommodation incorporating two double bedrooms respectively and a family bathroom/WC. The open plan living space incorporates an open plan modern fitted kitchen and lounge/diner.

The property is decorated throughout to neutral colours, gas central heating via radiators and double glazed throughout with a Juliette balcony opening up in the living room.

Externally, the grounds surrounding the apartment are well kept and the property offers an allocated parking space.

We understand from the vendor and their legal representative that a covenant is in place on the lease which stipulates that the property to be sold at 10% under market value. The current price reflects this reduction and has already been factored into the current asking price. Details of such should be verified by any interested parties legal representative.

We have been told from the vendors that the lease term is approximately 978 years unexpired. The ground rent is approximately £250.00 per annum and the service charge is approximately £1,500 per annum. Details of which need to be checked and verified by any interested legal representatives.

EPC B. Council Tax Band D.

Council Tax Band: D
Tenure: Leasehold (978 years)
Ground Rent: £250 per year
Service Charge: £1,500 per year



Approx Gross Internal Area
58 sq m / 623 sq ft



Floorplan

All measurements are approximate and for display purposes only.

Energy Efficiency Rating	
More energy efficient - lower running costs	Current Potential
A (92-100)	81 82
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	

Not energy efficient - higher running costs
EU Directive 2002/91/EC
England & Wales

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
Charles Stratton Estates Ltd

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