





A SPACIOUS well-presented one bedroom SPLIT LEVEL APARTMENT in a sought after CENTRALLY LOCATED small development within WALKING DISTANCE of the Thameslink Station, and City Centre, benefitting from a LONG LEASE and being offered CHAIN FREE.

Offers Over: £300,000

St.Raphaels Court is a sought after development positioned on Avenue Road and offers in excess of 700 square feet of accommodation. This includes spacious a 21' bedroom on the second floor, and a similar size lounge. The kitchen is modern and separate from the lounge and there is a contemporary white bathroom suite to the second floor. St. Raphael's Court has pleasant, mature and well-tended gardens and there is allocated parking for one vehicle. The property is heated via traditional radiators with a Vaillant gas boiler recently installed in 2022.

EPC Rating: C

Council Tax Band: C

Lease Information: 999 years from 25th of March 1986, 960 years remaining.





Entrance Hall

Living Room 6.55m x 3.27m (21'6" x 10'9").

Kitchen 2.72m x 2.46m (8'11" x 8'1").

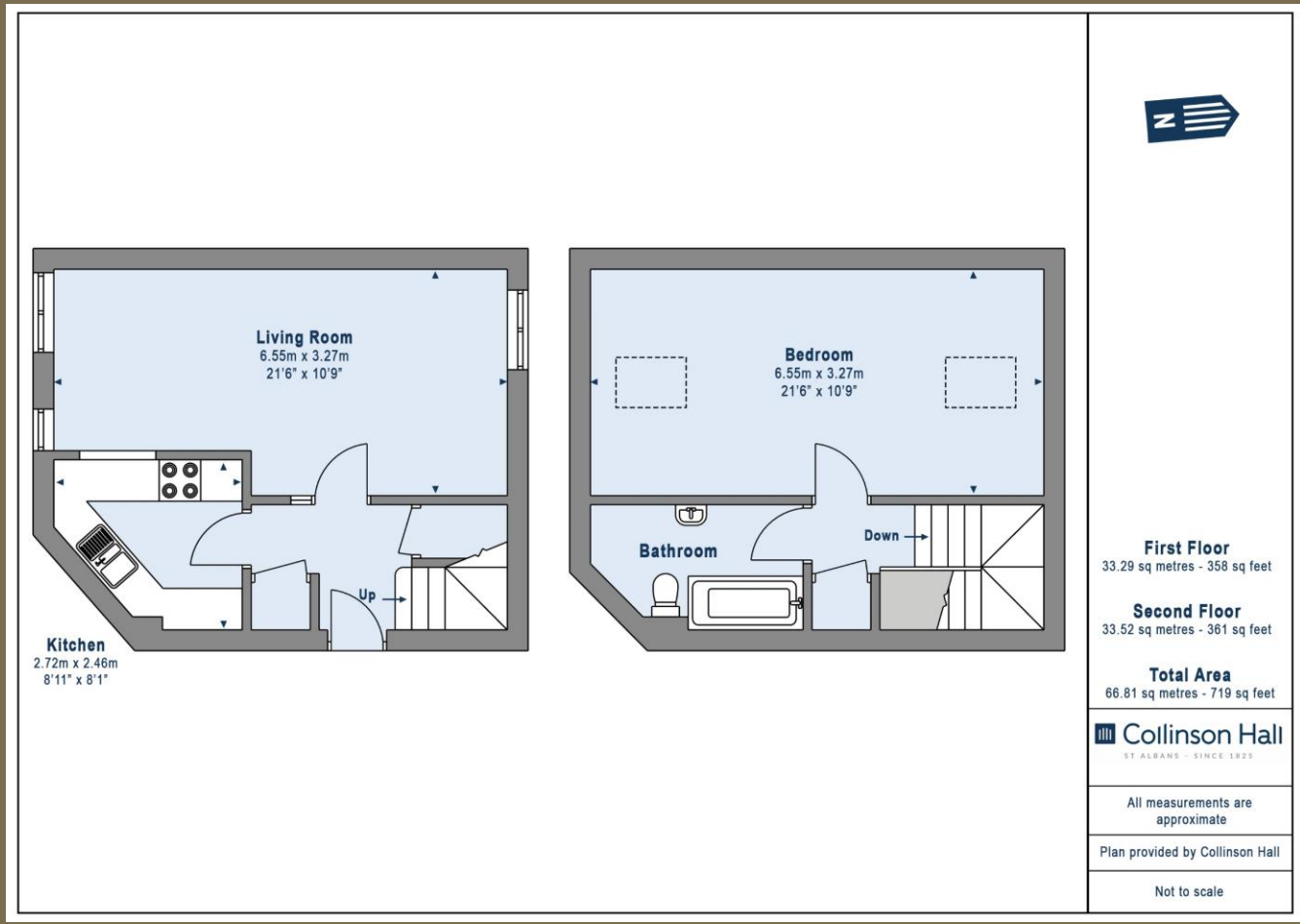
Bedroom 6.55m x 3.27m (21'6" x 10'9").

Bathroom

Communal Grounds

Residents Parking





PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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