

Apartment 1 Oxley Road,
Ferndale HD2 1NT

OFFERS AROUND
£97,500



****CURRENTLY TENANTED ON A ROLLING CONTRACT AT 650PCM****
THIS SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT IS NEUTRALLY DECORATED THROUGHOUT HAS AN ALLOCATED PARKING SPACE AND COMMUNAL GARDENS. THE APARTMENT IS LEASEHOLD WITH A GROUND RENT OF £100 PER YEAR AND A SERVICE CHARGE OF APPROX £87.81 PER MONTH. LEASEHOLD, 125 YEAR LEASE FROM 2004, £100 GROUND RENT, SERVICE CHARGE APPROX £1,053.72 PER ANNUM / COUNCIL TAX BAND: B / ENERGY RATING: C

PAISLEY
PROPERTIES

ENTRANCE LOBBY

You enter the building through a door into the entrance lobby which has an intercom system, allocated letter box and apartment one can be found on the ground floor,

ENTRANCE HALLWAY

A door leads to a welcoming entrance hallway which has space to hang and store coats and shoes, there is laminate flooring and doors open to the living kitchen, utility room, two bedrooms and bathroom.

LIVING KITCHEN 21'8" x 11'1" (approx)

This well presented living kitchen is the heart of the home and is tastefully decorated throughout. To one side there is plenty of space for living and dining furniture. The kitchen area is fitted with wood effect wall and base units, contrasting black roll top worktops and cream tiled splashbacks. Integrated appliances include a four ring gas hob, electric oven with over head extractor fan, space for fridge freezer and dishwasher. Dual aspect windows fill the room with natural light, laminate flooring completes the kitchen and a door leads to the entrance hallway.



UTILITY ROOM 6'2" x 5'3" max

This useful room benefits from having space and plumbing for a washing machine and tumble dryer as well as worktop space for laundry and storage for household items. There is a wall mounted boiler and a door leads to the entrance hallway.

BEDROOM ONE 10'2" x 11'10" max

This generous sized double bedroom is neutrally decorated with plenty of space for freestanding furniture, a door leads to the entrance hallway.



BEDROOM TWO 11'10" x 10'0" max

Another brilliant double bedroom also able to accommodate a good amount of bedroom furniture but could alternatively make a good home office, dressing room or hobby room. A door leads to the entrance hallway.



BATHROOM 5'3" x 8'9" max

This lovely contemporary bathroom boasts a white four piece suite with a corner shower cubicle, bath with mixer tap, pedestal hand wash basin and low level W.C. Partially tiled walls, there is a front facing obscure glazed window and laminate flooring flows in from the entrance hallway.



EXTERNAL

Externally, the apartments benefit from well maintained communal gardens and an allocated parking space. A short distance away there is a playground which is perfect for those with young children.



LEASEHOLD

Lease term: 125 years from 1st Jan 2004

Ground rent: £100 per annum until 2029, £150 per annum for the next 25 years, £200 per annum for the next 25 years, £250 per annum for the next 25 years and £300 for the rest of the lease. the ground rent is payable annually in advance on the 31st December each year.

Service charge: Current PPM Ltd maintenance fee is £87.81 per month.

AGENT NOTES

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

PAISLEY

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

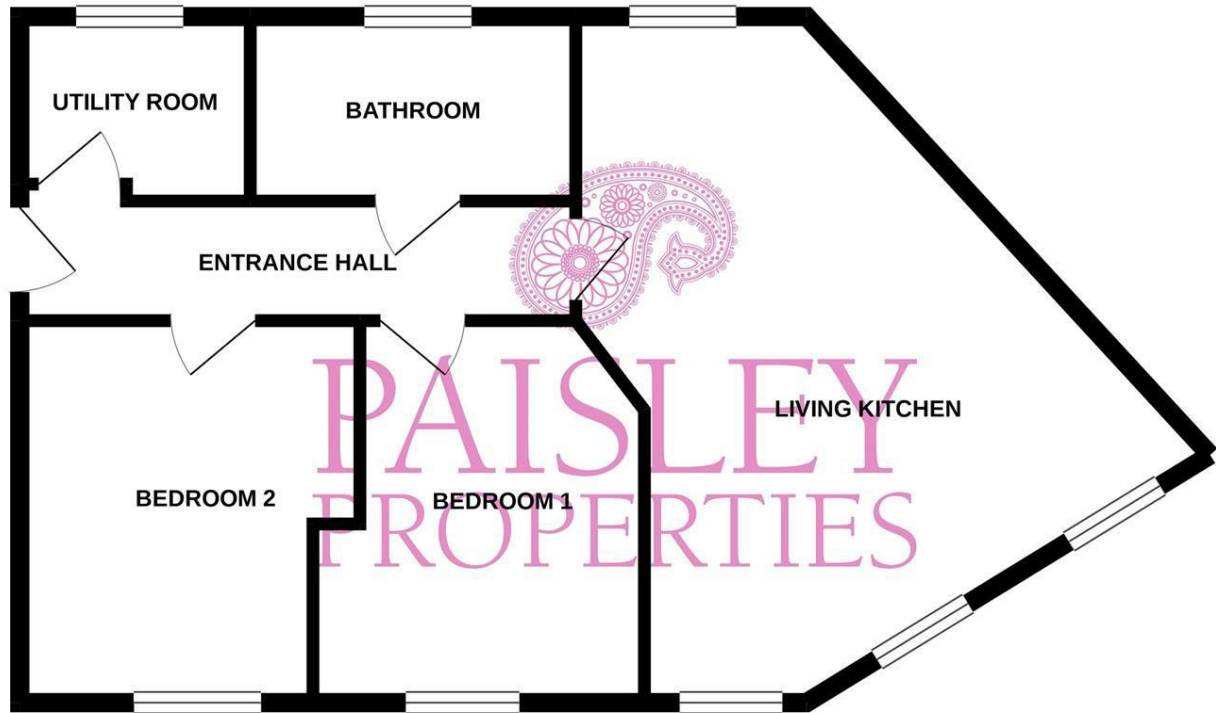
PAISLEY SURVEYORS

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.

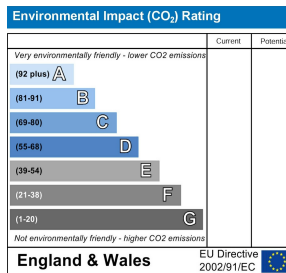
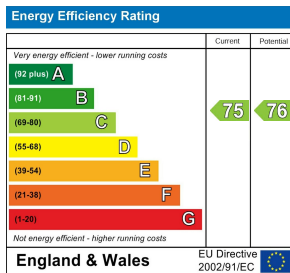
PAISLEY MORTGAGES

Harry Mason at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Harry, please contact us on 01484 444188 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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