



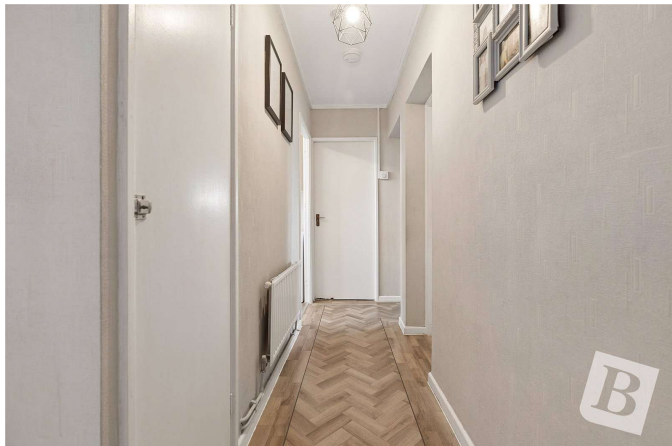
Prospect Place
Collier Row



**Prospect Place
Collier Row
Guide Price
£180,000 - £190,000
Leasehold**

- TWO DOUBLE BEDROOMS
- OFF STREET PARKING
- SEPARATE KITCHEN
- RE-FITTED FAMILY BATHROOM
- CLOSE TO MAJOR ROAD LINKS INCLUDING THE A12/M25
- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS

Lease Remaining: 119 years approx.
Service Charges and Ground Rent combined: £140 approx. per calendar month.
Council Tax Band: B



ENTRANCE VIA :

Entrance door to:

ENTRANCE HALL :

Security entry phone system, storage cupboard, radiator, wood effect laminate flooring, smooth ceiling, doors to accommodation.

LIVING ROOM :

14'7 x 12'2.

Double glazed windows to rear and side, radiator, wood effect laminate flooring, smooth ceiling.

KITCHEN :

9'7 x 7'7.

Double glazed window to rear, range of base level units with work surfaces over, inset stainless steel sink drainer unit with mixer tap, Indesit washing machine, space for fridge/freezer and cooker, range of matching eye level cupboards, wall mounted boiler, wood effect laminate flooring, complementary tiled splash backs, smooth ceiling.

BEDROOM ONE :

12'2 x 10'9.

Double glazed window to rear, radiator, smooth ceiling.

BEDROOM TWO :

11' x 10'.

Double glazed window to side, built-in wardrobes, radiator, smooth ceiling.

FAMILY BATHROOM/WC :

6'1 x 5'6.

Obscure double glazed window to side. Suite comprising: panelled bath with shower attachment, Pedestal wash hand basin, low level wc. Radiator, wood effect laminate flooring, textured ceiling.

EXTERIOR :

Residents parking.

Communal gardens.

BUYERS INFORMATION PACK :

Please see below the link to access the Buyers Information Pack/TA forms:

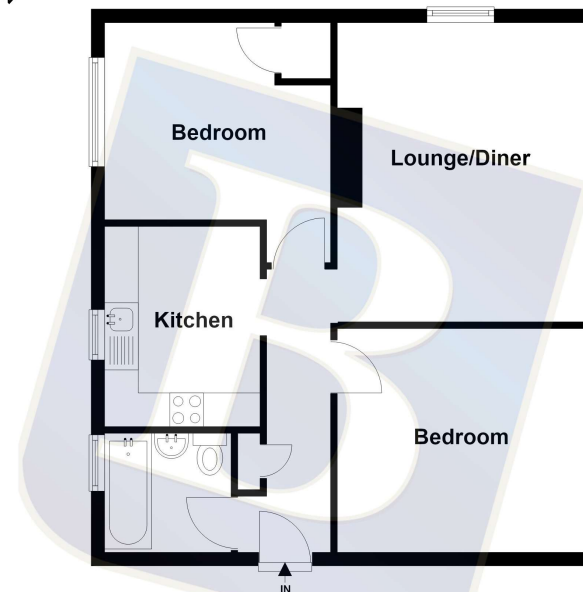
<https://res.gazeal.co.uk/#/bip-docs?appuid=5584997966ad09089076397077738046>





Apartment

Approx. 56.8 sq. metres (611.3 sq. feet)



Total area: approx. 56.8 sq. metres (611.3 sq. feet)

This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.

Agents Aperture
agentsaperture.co.uk
Plan produced using PlanUp.

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

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