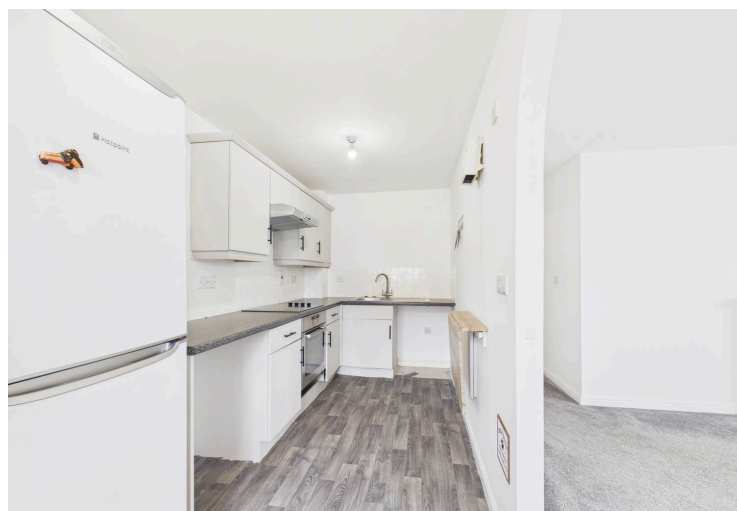
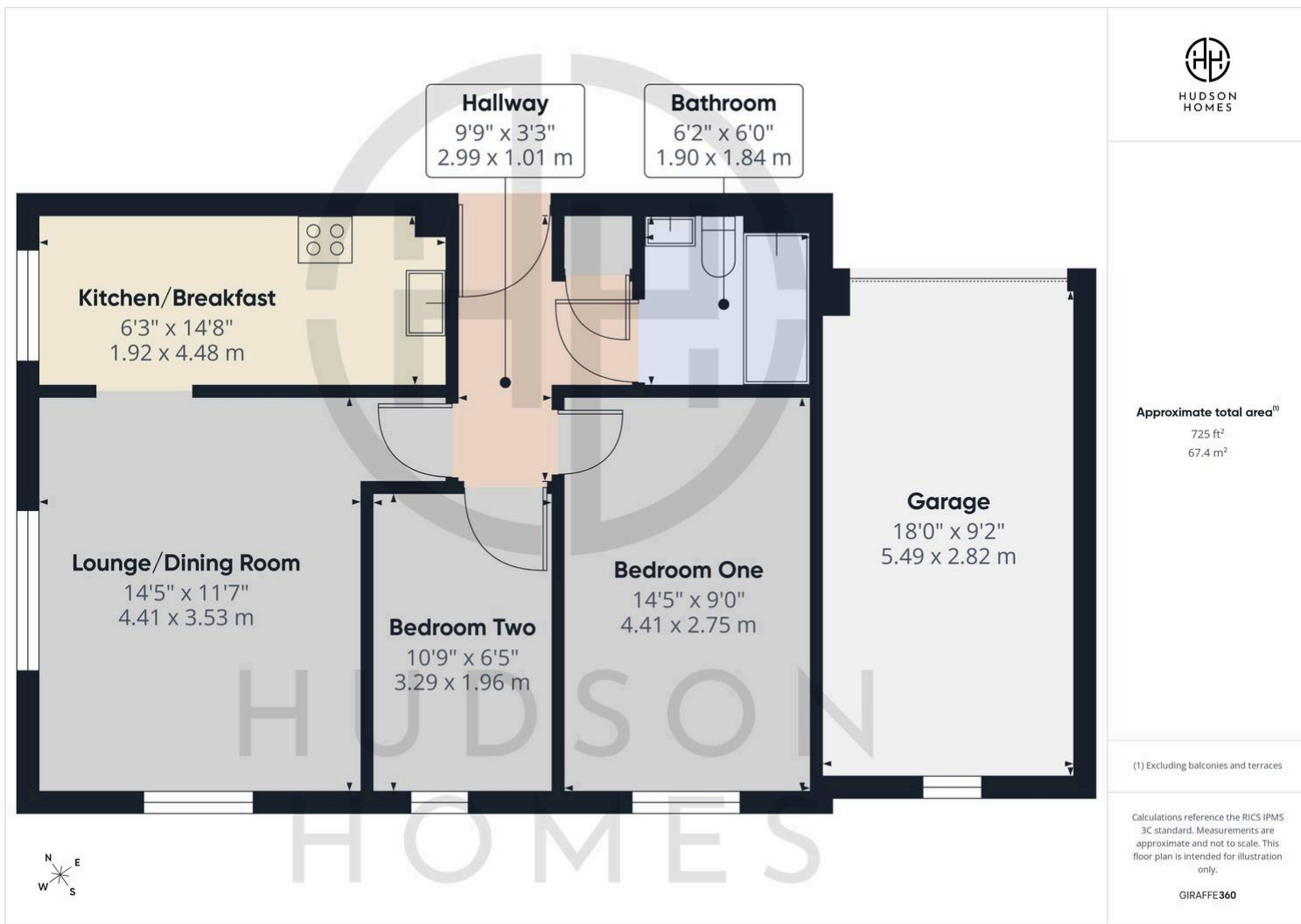




269 West Lake Avenue, Hampton Vale

£135,000 Leasehold

Offered for sale with no forward chain, presenting an excellent opportunity for a smooth and potentially quicker purchase. • Single garage located in a rear car park, with an allocated parking space directly in front, providing convenient off-road parking and additional storage. • Kitchen/breakfast room with an archway opening into the lounge/diner, creating a bright and sociable layout ideal for modern family living. • Good-sized double bedroom and a well-proportioned single bedroom, offering flexible accommodation for couples, small families, guests, or home working. • Electric heating throughout, providing a low-maintenance heating system with individual room temperature control and no gas supply required. • Internal floor area of approximately 725 sq ft, offering well-proportioned and practical accommodation. • Three-piece bathroom suite comprising a bath with shower over, wash hand basin, and WC, offering a practical and well-presented bathroom. • Conveniently located within a short walk of local shops, restaurants, schools, and Serpentine Green Shopping Centre, offering excellent access to a wide range of amenities. • Ground rent: Garage £20 per annum; flat £125 per annum. Service charge: £181.97 per month. • Years remaining on the lease to be confirmed



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