



## Asking Price £140,000

Novahomes are delighted to present this well-presented and generously proportioned two-bedroom top floor apartment, situated in a sought-after residential area. Enjoying the added benefits of its elevated position, the property offers excellent loft storage, enhanced privacy, and attractive views. The accommodation comprises a welcoming entrance hall, a spacious lounge/diner, a well-equipped kitchen, two good-sized bedrooms, and a bathroom. The property also features gas central heating and double glazing, ensuring year-round comfort and energy efficiency. Externally, residents benefit from a maintained communal garden with a charming seating area—perfect for relaxing outdoors—as well as one allocated parking space. Early viewing is highly recommended to avoid disappointment. The property benefits from a share if the freehold.

## Holne Chase, Widewell, PL6 7UB

### Accommodation Comprises

#### Entrance Hall

Built in storage cupboard, laminate flooring, access to loft space, door to:

#### Lounge/Diner

4.32m (14` 2") x 3.12m (10` 3")

Two radiators, laminate flooring, uPVC double glazed sliding patio doors opening onto a Juliet balcony with views.

#### Bedroom 1

3.12m (10` 3") x 3.12m (10` 3")

UPVC double glazed window to the rear, double radiator, coving to ceiling.

#### Bathroom

Fitted with three-piece suite comprising panelled bath with fitted shower above, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC obscure double-glazed window to the rear, radiator.

#### Bedroom 2

3.48m (11` 5") x 2.06m (6` 9")

UPVC double glazed window to the rear, double radiator.

#### Kitchen

2.78m (9` 1") x 2.24m (7` 4")

Fitted with a matching base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, electric

point for cooker, uPVC double glazed window to the front.

#### Parking

The property benefits from an allocated parking space, plus there is additional visitor parking on the estate, which are on a first come, first served basis.

#### Communal Gardens

The property benefits from the use of communal gardens to the rear of the flats which are lawned and surrounded by trees.

Lease : 94 Years

Ground Rent : Peppercorn

Service Charge : £655.50 Every 6 months

#### Agents Note:

We have also been informed by the current owner that every flat owns an equal share of the freehold.

### Viewing Arrangements

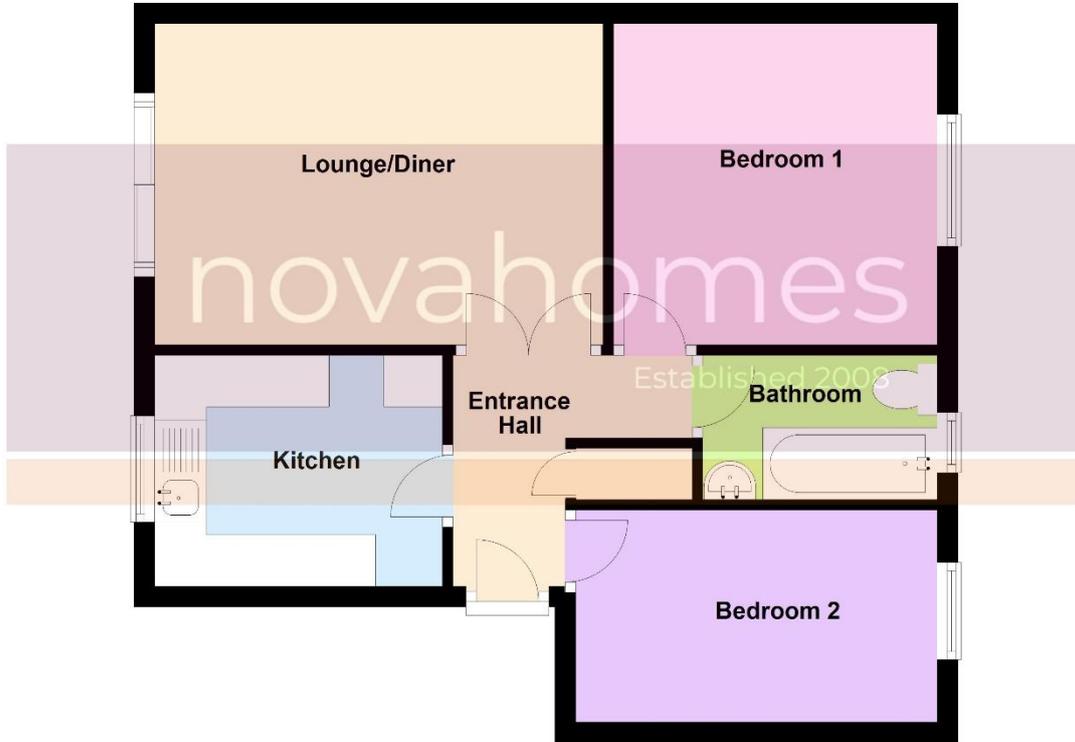
Viewing strictly by appointment through the agent.

Please respect the occupier's privacy and do not make an approach by knocking on the door.





## Top Floor



**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(32 Plus) A			
(81-91) B			
(60-80) C		74	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

