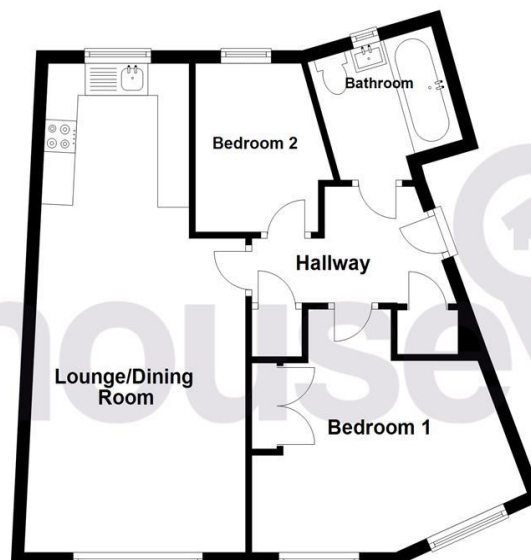




Ground Floor



Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-106)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(48-54)	F		
(35-47)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



MONEY LAUNDERING REGULATIONS 2007

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

House has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. House has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Thistle Hill Way, Minster, ME12 3TX



Looking to get onto the property ladder or your next investment property? Look no further than this modern and well-presented top floor apartment located in popular Thistle Hill Development.

The apartment offers an open plan lounge/diner leading to a modern fitted kitchen with built in oven, hob, washing machine and fridge/freezer.

There are also 2 double bedrooms with a built in wardrobe in the master and a modern family bathroom comprising of WC, wash basin and bath with overhead shower.

With plenty of handy storage and a large loft space, allocated parking with additional visitor parking, secure communal entrance and the convenience of being a short stroll away to the local community hall, football pitch and handy Co-op local store what more do you need?!

This apartment is approximately 12 years old and is in excellent throughout and is offered with the remainder of the 999 year lease (to be confirmed by your solicitor).

Viewings are highly recommended to appreciate the space, storage and style on offer in this apartment.

Ground Rent £225pa Service Charge £1397.36pa

- ✓ 2 Bedroom Top Floor Apartment
- ✓ Popular Location
- ✓ Open Plan Lounge/Diner/Kitchen
- ✓ Modern Kitchen
- ✓ Family Bathroom
- ✓ Allocated Parking
- ✓ EPC - B



house

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O.I.E.O £165,000

Leasehold