



Winkworth

for every step...

Palmerston House, 3 Aran Walk, RG2 0GF

Offers In Excess Of £120,000 *Leasehold*

Ground Floor Studio With French Doors to Terrace
Available With No Onward Chain

This modern ground floor studio apartment features a kitchen area, a living area/bedroom, and a bathroom. The property includes French doors opening onto a terrace, allocated parking, and access to communal gardens. With no onward chain and boasting a long lease, this urban residence is ideal for first-time buyers and investors alike. Situated in a central location with excellent transport links and local amenities on the doorstep, this property offers a convenient and stylish living space. Don't miss out on the opportunity to own this well-presented studio in a highly sought-after area. Book your viewing today by contacting us.



KEY FEATURES

- No Onward Chain
- Ground Floor
- Modern Studio Apartment
- French Doors to Terrace
- Bathroom
- Allocated Parking
- Popular Residential Location
- Long Lease



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MATERIAL INFO

Tenure: Leasehold

Term: 978 year and 3 months

Service Charge: £1033.6 per annum

Ground Rent: £ 532.66 Annually (subject to increase)

Council Tax Band: A

EPC rating: C

Approximate total area⁽¹⁾
27.4 m²
295 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer. Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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