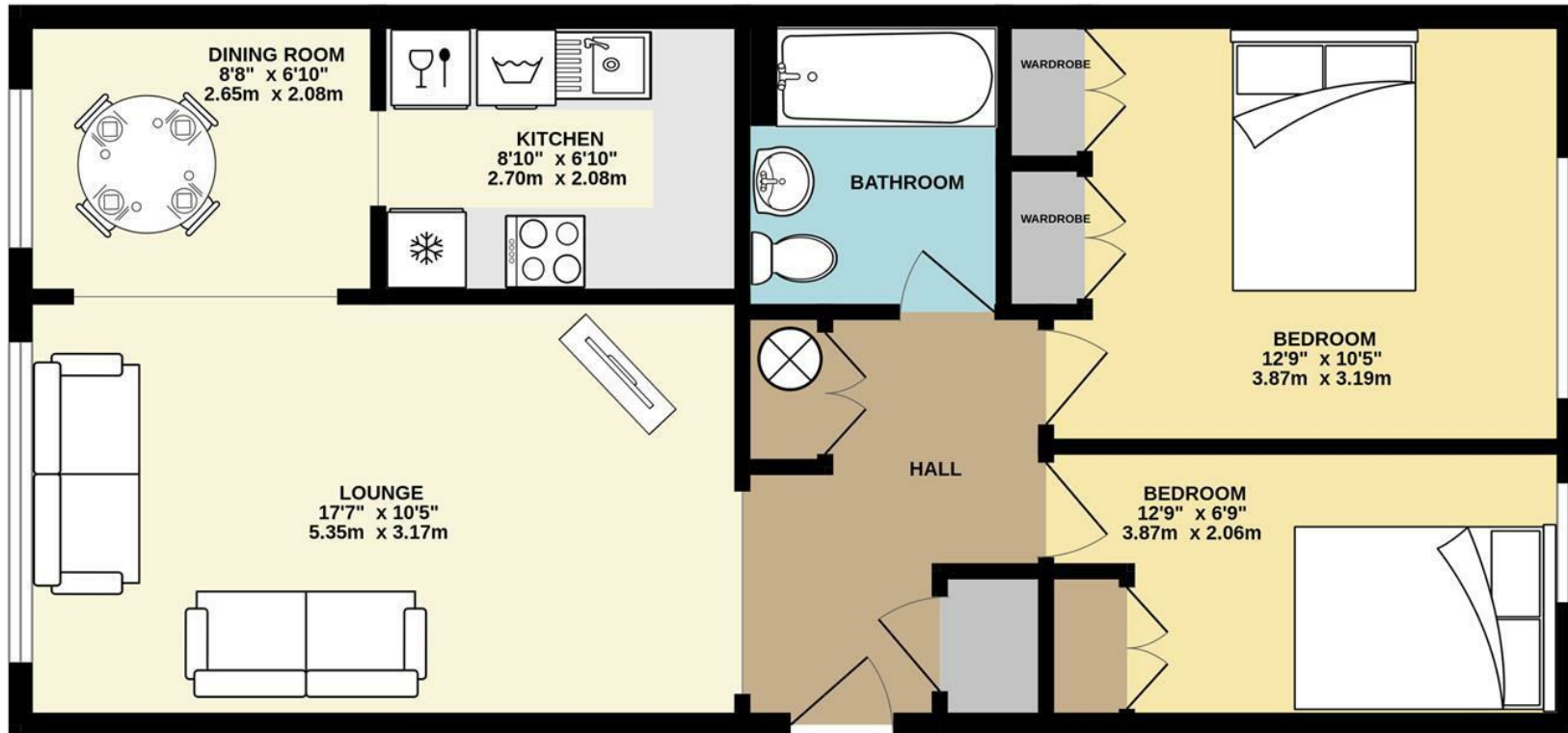


62 Kyoto Court, Bognor Regis, West Sussex, PO21 2UL
£190,000
Leasehold

FARNDELL
ESTATE AGENTS



1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq.ft. (60.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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- First Floor Purpose-Built Apartment in excellent condition
- Large Lounge leading to Dining Area
- Modern Kitchen
- 2 Double Bedrooms with wardrobes
- Modern Bathroom
- uPVC Double Glazing and Electric Panel Heaters
- Garage in Compound
- Communal Gardens
- NO FORWARD CHAIN
- Lease to be extended as part of the sale with an additional 90 years being added (157 in total)

The Following information has been provided by the seller. We would advise that you ask your solicitor to verify this information during the course of your purchase:

Length of Lease

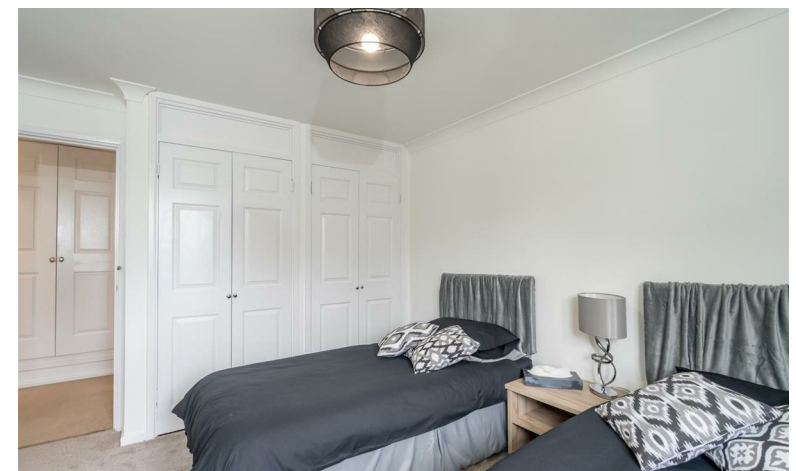
99 Years from 1st January 1994 - 67 Years Remaining. PLEASE NOTE that the lease will be extended as part of the sale to 157 years

Annual Service Charge

£2784 per Year including Buildings Insurance

Annual Ground Rent

£150 per Year (will revert to Nil once the lease is extended)



79 Aldwick Road

Bognor Regis

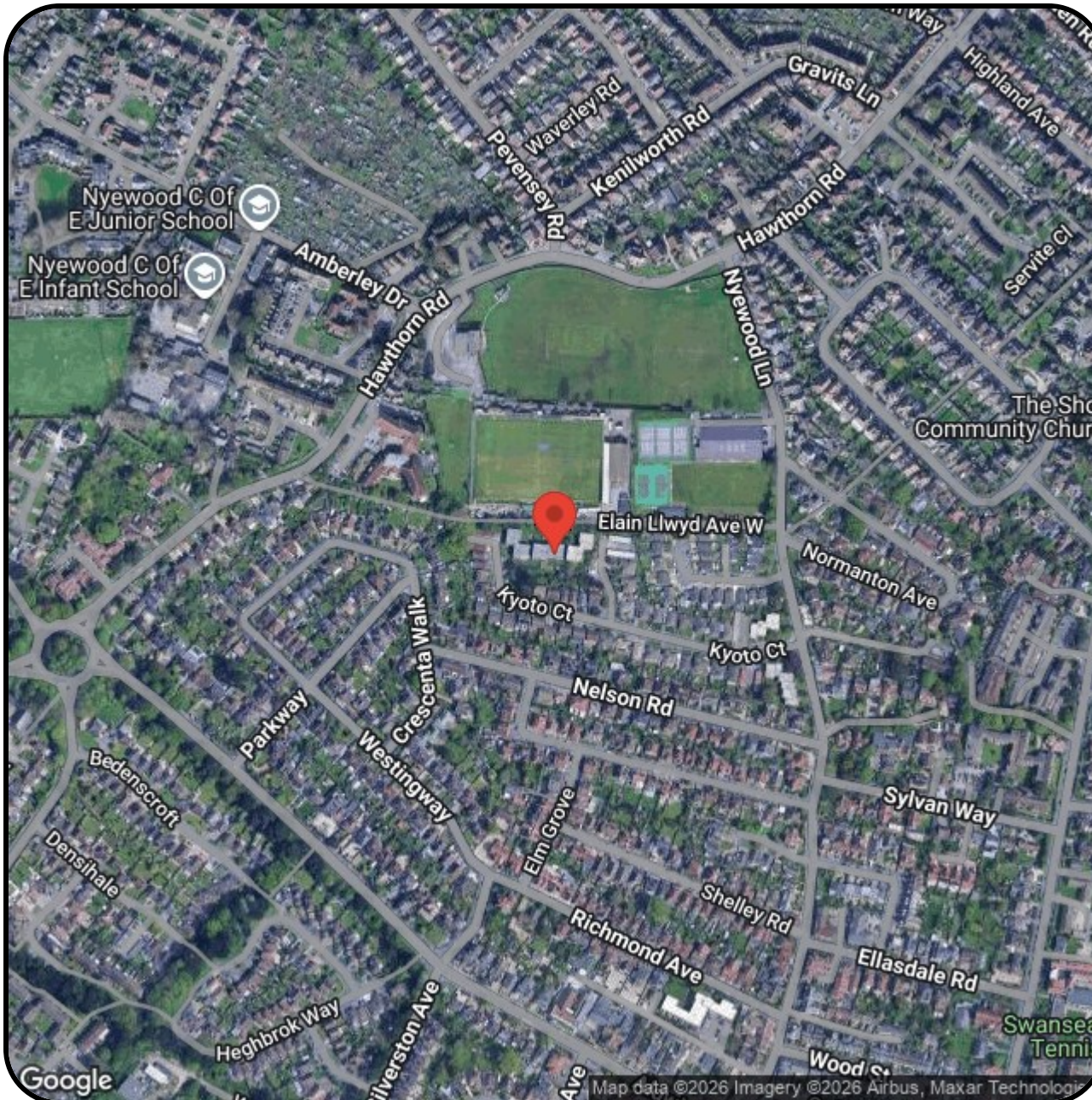
West Sussex

PO21 2NW

01243 869991

sales@farndells.com

<http://www.farndells.com>



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Council Tax Band B