

Flat 3, Anglesea Court, Victoria Road South, Bognor Regis, West Sussex, PO21 2NA

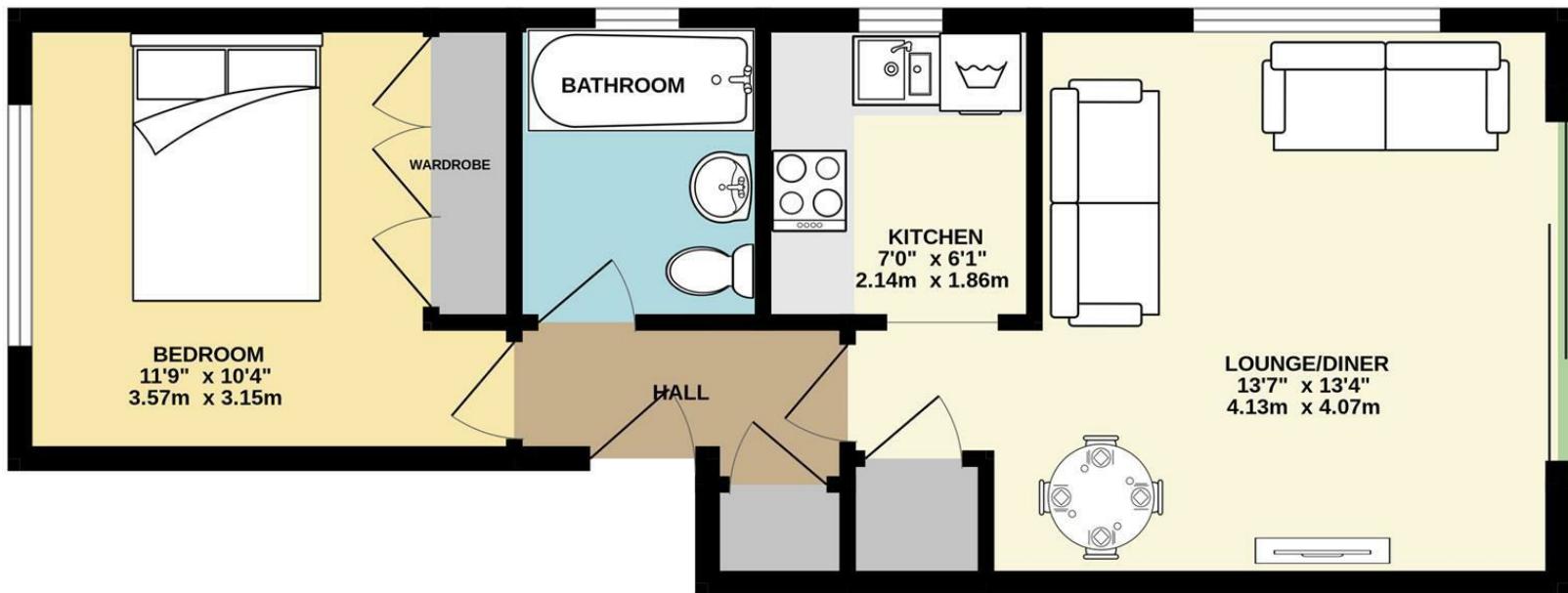
£170,000

Leasehold - Share of Freehold



1ST FLOOR

440 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 440 sq.ft. (40.8 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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- Purpose Built First Floor Apartment
- Dual Aspect Sitting/Dining Room With Sea Views
- Kitchen
- Double Bedroom With Built In Wardrobes
- Bathroom
- Gas Fired Central Heating
- Double Glazing
- Parking To The Rear Of The Building
- Balance Of A 999 Year Lease
- Share Of Freehold

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

999 Years from 1st January 2022 -
995 years remaining

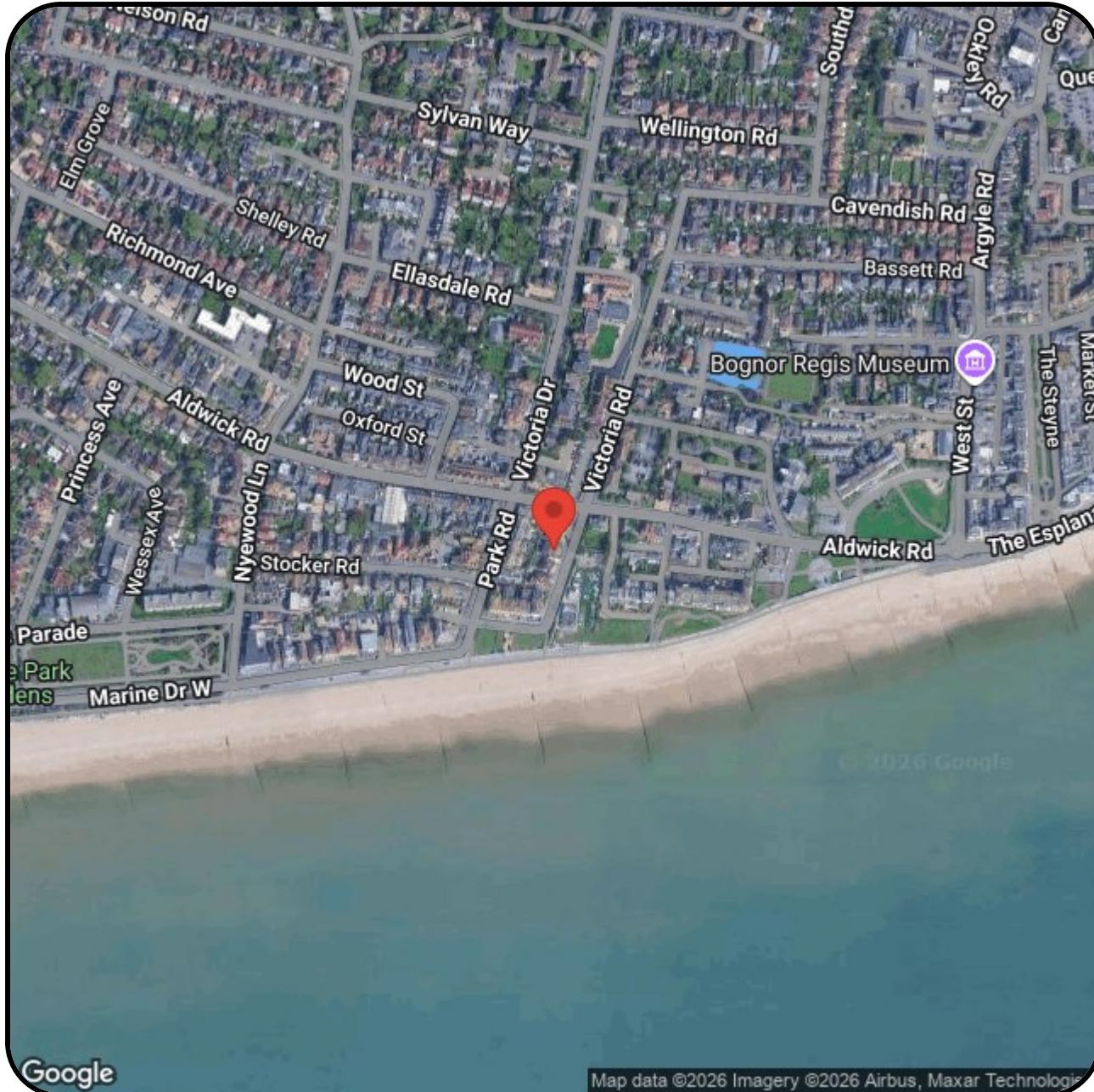
Annual Service Charge

£720 per year including building's insurance

Annual Ground Rent

Nil





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<http://www.farndells.com>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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	

Council Tax Band B