



99Home Ltd.
99Home Ltd,
Sutton Business Centre,
Restmor Way,
Wallington,
SM6 7AH,
Phone :0203 5000 999
Email
:info@99home.co.uk

2 Bed Flat In Quinton Fields New Brighton Road, Emsworth, PO10 7QF £105,000





SHORT DESCRIPTION

Property Ref: 15822 We are pleased to present an exceptional Flat located at Quinton Fields, Emsworth, PO10. This wonderful residence boasts 2 bedrooms, 1 bathroom, and 1 living room, offering ample space for comfortable living. Additionally, it features a fully-fitted kitchen, ideal for culinary enthusiasts, along with the convenience of a Communal Garden and allocated parking. Positioned in a prime location, this property offers easy access to a range of local amenities and public transportation, ensuring convenience for residents. Its proximity to esteemed schools and a college enhances its appeal, providing families with access to excellent educational opportunities. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home. The property has a large two-bedroom flat on the first floor of a small, quiet block. Communal garden area and one allocated car parking space. Needs redecoration throughout, but it's a lovely blank canvas. Would benefit from modernisation. Two bedrooms, the main bedroom with a large built-in wardrobe. Smaller second room, but good space, used as a home office. Open plan living area with plenty of room for a dining area. Juliet balcony with French doors from the living and dining area. Purchase at 50% shared ownership but Housing Association have confirmed that staircasing to a higher liability can be made through them. The lease extension process has been started with the Housing Association. Property Type: Flat Full selling price: £210000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 50% Share price: £105000.00 Monthly rent based on 50% share: £381.85 Remaining lease (In Years): 80 Yearly Ground Rent Cost: £4582.24 Yearly Management Cost: £1550.64 Council tax band: C EPC rating: C Measurement: 766 sq.ft. Possession of the property: Occupied...

2

Bed Room(s)

1

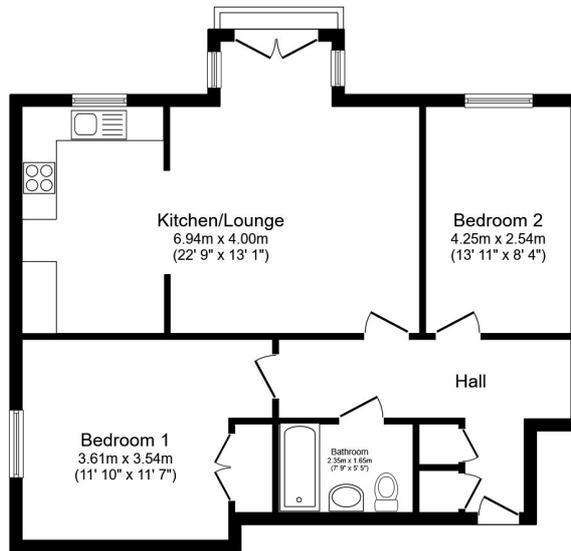
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 71.2 sq.m. (766 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: The information displayed about this property comprises a property advertisement. 99home.co.uk (/) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (/)

