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Millstone Court

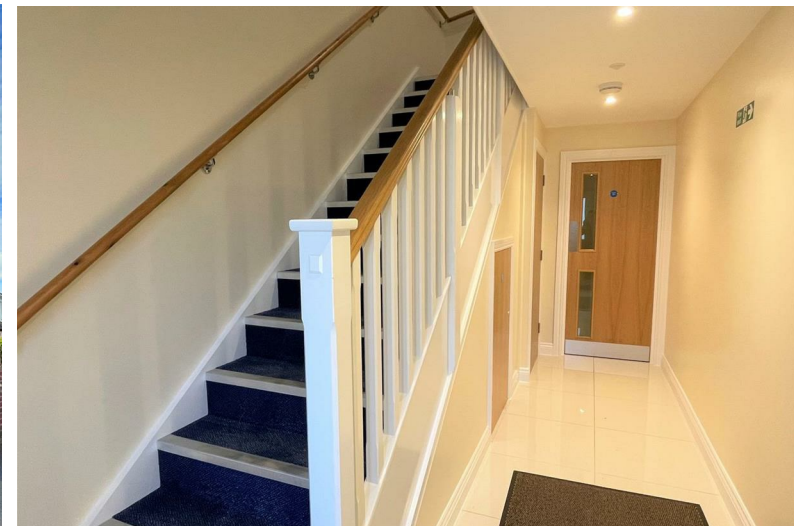

MARTIN & CO

Millstone Court

- Modern 1 Bedroom Apartment
- No onward chain
- Excellent Location
- Lift access
- Allocated parking
- 90 year lease remaining

Discover modern comfort and convenience at Millstone Court—a stylish one-bedroom apartment offering 514 sq ft of bright, well-designed living space in a sought-after location. Built in 2016, this move-in-ready home features a welcoming reception room, contemporary finishes, allocated parking, and access to beautifully maintained communal gardens. With no onward chain and excellent transport links nearby, it's an ideal opportunity for first-time buyers or savvy investors.

Welcome to Millstone Court, where modern living meets convenience in this delightful apartment. Built in 2016, this contemporary one-bedroom property offers a spacious 538 square feet of well-designed living space,



perfect for individuals or couples seeking a comfortable home.

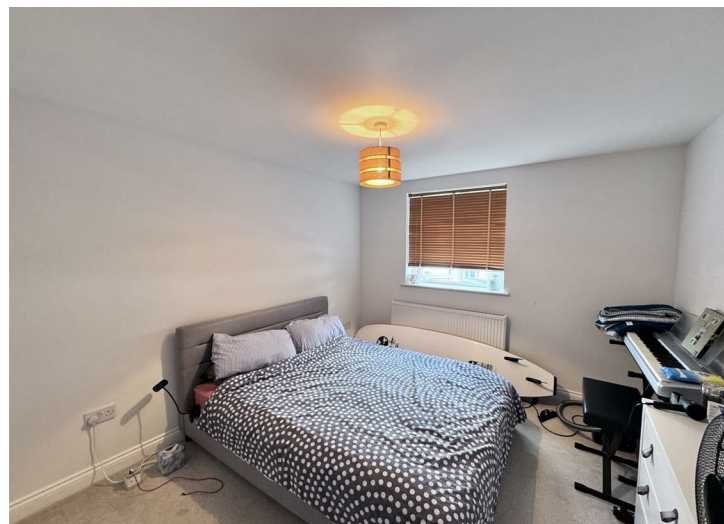
As you enter, you are greeted by a bright reception room that provides a welcoming atmosphere, ideal for relaxation or entertaining guests. The apartment features a well-appointed bedroom, ensuring a peaceful retreat at the end of the day. The bathroom is modern and functional, catering to all your daily needs.

One of the standout features of this property is its excellent location. Millstone Court is situated in a desirable area, providing easy access to local amenities, transport links, and recreational spaces. Additionally, the apartment benefits from allocated parking for one vehicle, a valuable asset in today's busy world.

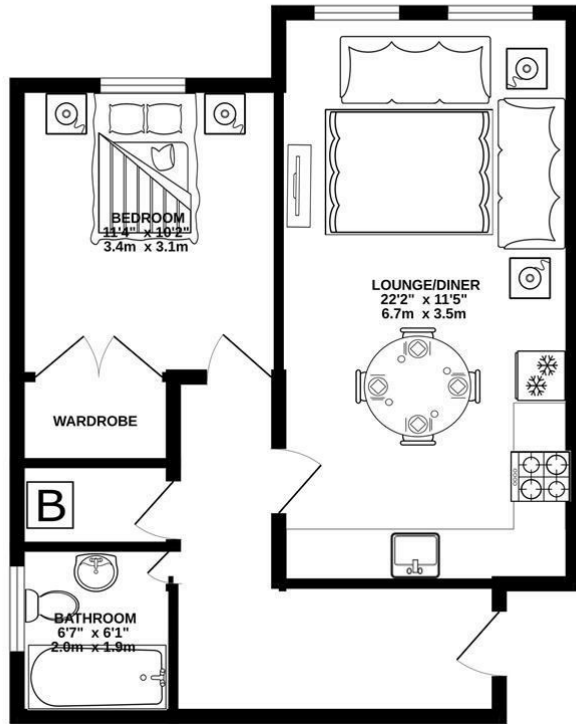
The communal gardens are beautifully maintained, offering a serene environment for residents to enjoy. Whether you wish to take a leisurely stroll or simply unwind in nature, these gardens provide a perfect escape.

With no onward chain, this apartment is ready for you to move in and make it your own. Don't miss the opportunity to own this modern, spacious apartment in a prime location. Arrange a viewing today and discover the potential of Millstone Court.

Remaining lease: 90 years
Annual service charge: £1,740
Annual ground rent charge: £250
Council Tax Band: B



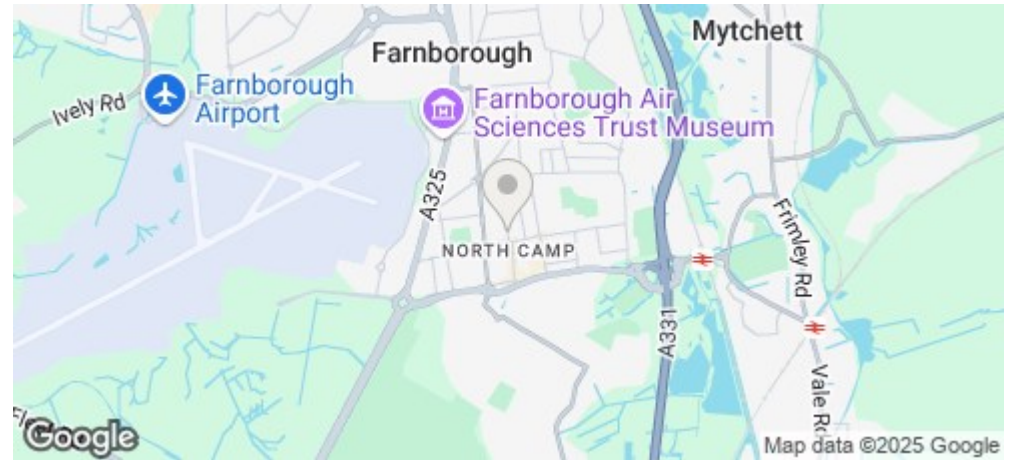
GROUND FLOOR
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 514 sq.ft. (47.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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