



Maillard  
& Co

£ 349,000

Trezennes, Longueville Road

For Sale



Sq Ft

- |                       |                  |
|-----------------------|------------------|
| Enclosed Garden       | Off Road Parking |
| Small Block           | Easy Town Access |
| Walk To All Amenities | Pet Friendly     |

## Property details

Top Floor Flat With Garden, Parking And Pets Permitted

Located on the first floor of a small block of only two! This apartment would make a great first step on the property ladder or an ideal buy to let opportunity.

Inside this spacious apartment there is a good sized double bedroom with plenty of built in wardrobe space. A fully fitted kitchen, good sized living room and house bathroom. There is also plenty of additional storage in loft space.

Externally, this apartment benefits from one parking space and its own low maintenance private garden fitted with an outdoor kitchen space making it perfect for outdoor dining and entertaining.

Electric underfloor heating in kitchen and bathroom. Electric heating. Mains water and drains. Pets permitted. No Service Charge - any building costs are split between the two flats 40%-60% with this apartment paying the 40% share. Share Transfer.











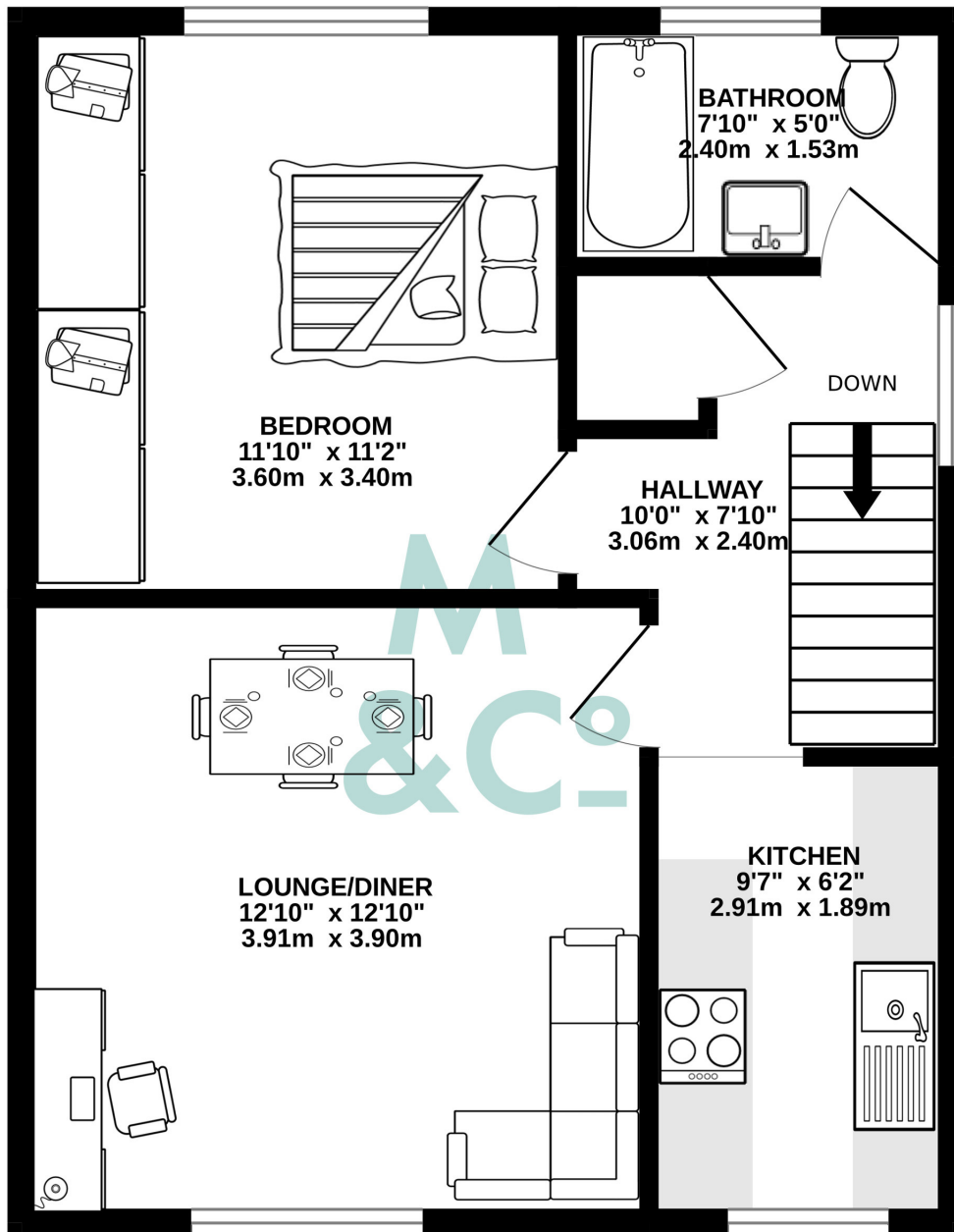








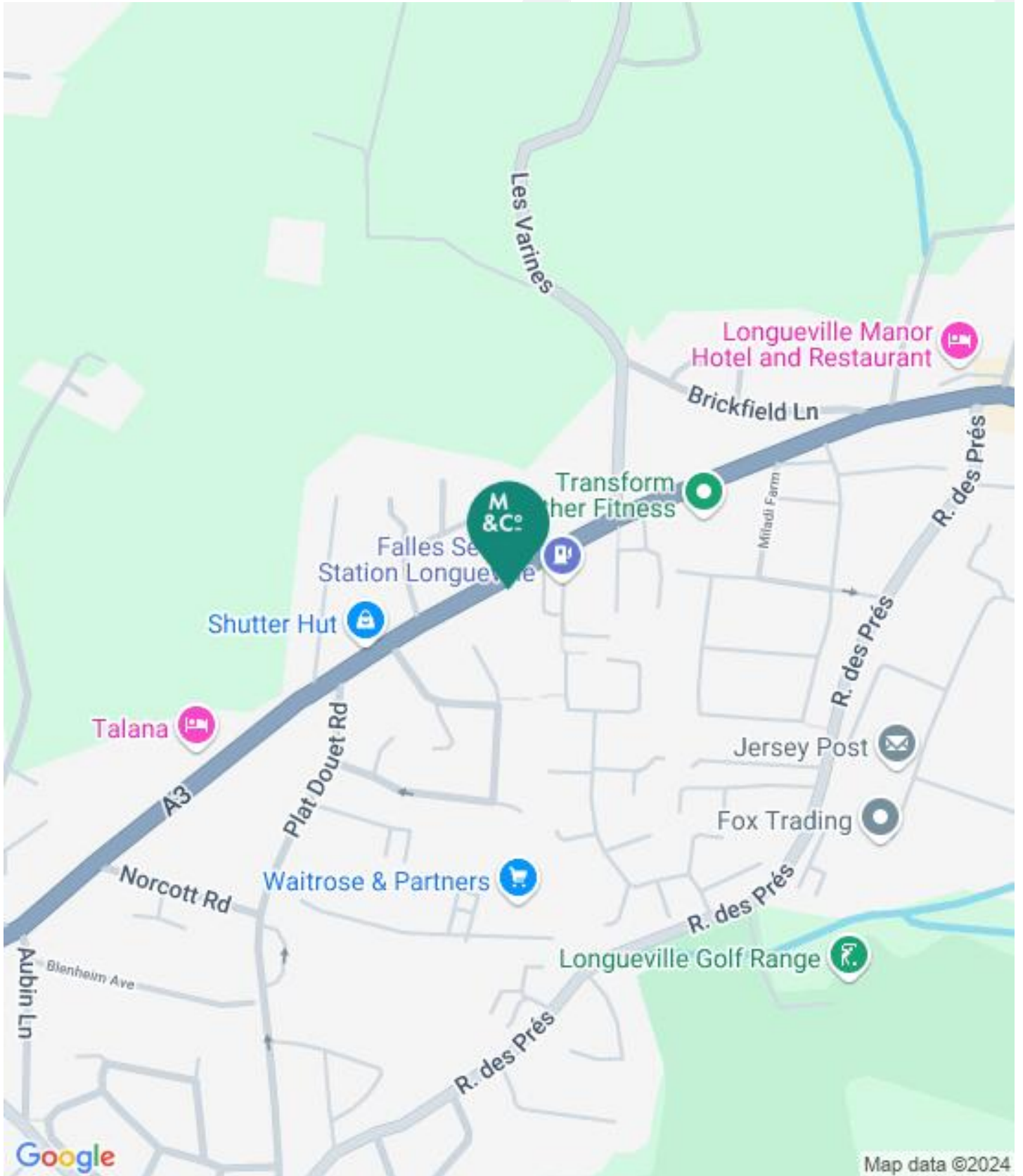
GROUND FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 468 sq.ft. (43.5 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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For Sale



## Simon Gale

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## Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.



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