Regency

ESTATE AGENTS









FLAT 3, GROSVENOR HOUSE, NORTHAM, EX39 2RR £145,000

Rarely available first-floor apartment in an exclusive development of just four apartments on popular Goodwood Park Road. Offering two double bedrooms, a spacious lounge/diner, kitchen, communal gardens and parking. No onward chain.

Tucked away within an exclusive development of just four apartments, this spacious first-floor home occupies a highly sought-after position on Goodwood Park Road, one of Northam's most desirable residential addresses.

Offered to the market for the first time since its construction in 1979, opportunities to purchase within Grosvenor House are exceptionally rare.

The apartment itself offers generous, well-proportioned accommodation throughout. A bright and spacious 16ft lounge/dining room is enhanced by two attractive box bay windows, creating a light-filled living space. The kitchen/breakfast room provides ample room for everyday dining, while an inner hallway leads to two comfortable double bedrooms and a family bathroom.

Recently redecorated throughout and benefiting from gas-fired central heating, the property is ready for immediate occupation. With no onward chain, it presents an ideal opportunity for buyers seeking a home they can personalise in a highly regarded location.

This property is likely to appeal to buyers seeking convenient, single-level accommodation in a pleasant and accessible location.

Properties within Grosvenor House are seldom available, making this a rare opportunity to secure a spacious apartment in one of Northam's most desirable locations. Early viewing is highly recommended.

Leasehold Information:
Offered with the remainder of a 999-year lease from 31st March 1979, the annual Residents' Association charge is approximately £750 per annum, covering buildings insurance, ground rent and the maintenance of the communal areas.

Services: Mains Electric. Water and drainage.
Energy Performance Certificate: C (72)
Council Tax: BAND B (£2,036.41 per annum)





For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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