

2 Bed Semi-Detached In Pullen Court , Whetstone, LE8 6AN

£95,000





SHORT DESCRIPTION

Property Type: Semi-detached Full selling price: £190000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 50% Share price: £95000.00 Monthly rent based on 50% share: £277.15 Rent Review Period: N/A Staircasing allowable: Yes Remaining lease (In Year): 82 Yearly Ground Rent Cost: £232.00 Yearly Management Cost: £622.80 Council tax band: B EPC rating: C Measurement: Bedrooms, Bathrooms and Living room Outside Space: Rear Garden Parking: Private Heating Type: Chain Sale or Chain Free: N/A Possession of the property: Occupied -----

---- Property Ref: 13580 Council Tax: B Welcome to this charming and modern 2-bedroom, 2-bathroom home located in the desirable area of Whetstone. This well-presented property offers comfortable living spaces, a private parking area, and a delightful rear garden, perfect for first-time buyers, young families, or those looking to downsize. Key Features: Bedrooms: Two generously sized bedrooms, each providing ample space for furnishings and personal touches. The master bedroom includes an en-suite bathroom for added convenience and privacy. Bathrooms: Two well-appointed bathrooms, including the master en-suite, both featuring contemporary fixtures and fittings. The main bathroom is ideal for family use or guests. Living Room: A spacious and inviting living room, perfect for relaxation and entertaining. Large windows allow plenty of natural light to fill the room, creating a bright and airy atmosphere. Kitchen: A modern and fully equipped kitchen with stylish countertops, ample storage, and integrated appliances. The kitchen design offers both functionality and a sleek, contemporary look. Outdoor Space: Enjoy the benefits of a private rear garden, an ideal space for outdoor dining, gardening, or simply unwinding. The garden is well-maintained and offers a serene escape from the hustle and bustle. Parking: Private parking is available, providing convenient and secure off-road parking for residents. Location: Situated in a peaceful and friendly neighborhood, Pullen Court is within easy reach of local amenities, schools, and public transport links. The property enjoys a prime location with access to nearby parks and recreational areas. This delightful home combines modern living with comfort and convenience. Don't miss the opportunity to make Pullen Court your new address. Contact us today to arrange a viewing and see for yourself the wonderful lifestyle this property has to offer..

2

Bed Room(s)

2

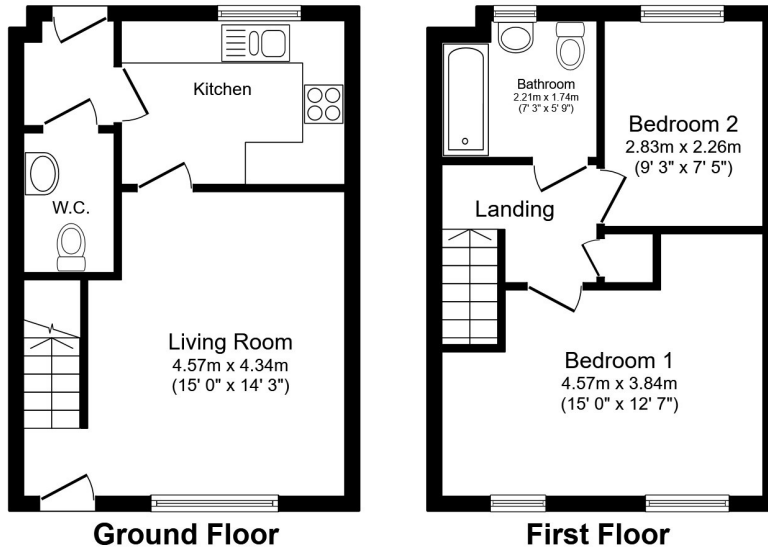
Bath Room(s)

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 61.6 m² (663 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.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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