



Oriel Court, Newsom Place, Manor Road, AL1 3FN

£300,000

Leasehold

Frost's

Oriel Court is positioned within Newsom Place development, which benefits from parking and an onsite gym as well as being located within close proximity of both the mainline railway station and city centre.

The apartment features a bright and modern kitchen/lounge area with a range of kitchen appliances, bathroom and a double bedroom benefitting from full length floor to ceiling window panels and built in wardrobes.

Externally, the apartment is set within beautifully maintained communal grounds with the added benefit of allocated parking, whilst the block itself provides a secure entry phone system.

The property would be an ideal purchase for a first time buyer or as an investment due to its excellent location.

Energy Rating C  
Council Tax Band C  
Leasehold

- One Bedroom
- Chain Free
- Open Plan Kitchen and Living Space
- Allocated Parking
- Family Bathroom
- Onsite Gym

#### Lease Details

Lease Length: Approx 114 Years Remaining

Service & Maintenance Charge: Approx. £292 Per Month

Ground Rent: TBC

Please Note – the details provided relating to the lease including have been supplied by the vendor therefore, Frost's take no responsibility for the accuracy of the information provided as we have not seen a copy of the original lease.

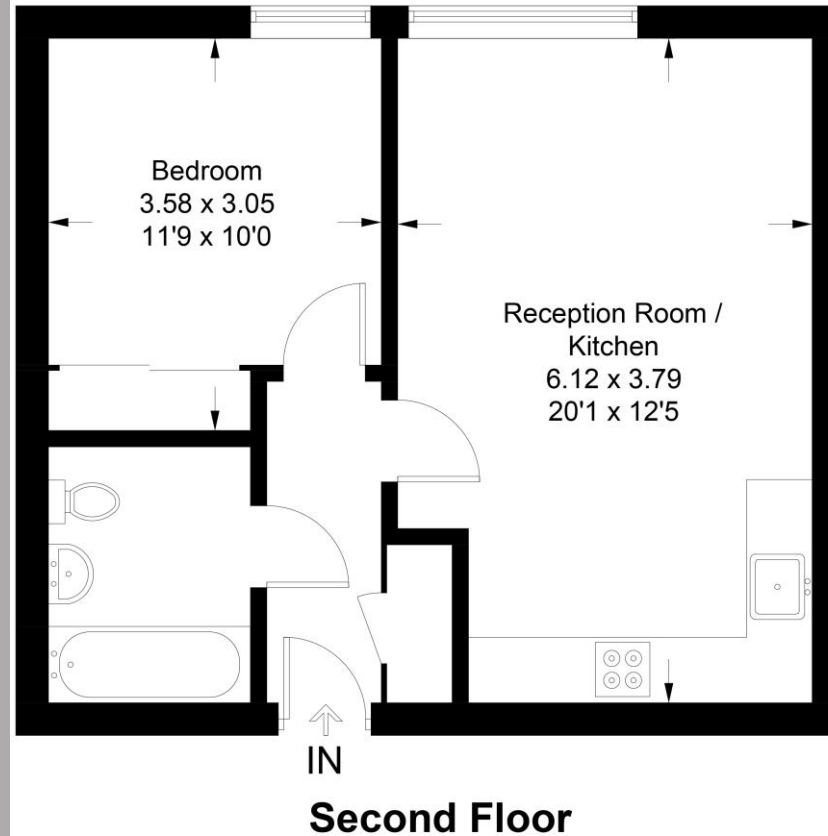




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## Oriel Court

Approximate Gross Internal Area = 42.8 sq m / 461 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1055728)

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