



17 Aston Chase, WF9 4RB

**£79,995 OffersInRegionOf
Tenure Leasehold**

- TWO DOUBLE BEDROOM APARTMENT
- IDEAL FOR FIRST TIME BUYERS
- PARK VIEW
- MOVE IN READY
- MODERN BATHROOM
- CLOSE TO SHOPS, SCHOOLS AND LEISURE FACILITIES
- FULLY ALARMED

The Property

A fantastic opportunity to purchase this beautifully presented ground floor two-bedroom apartment, ready to move straight into. Ideally suited to first-time buyers, downsizers or investors, this well-maintained home benefits from stylish décor throughout, allocated parking and double glazing.

The accommodation comprises a welcoming entrance hall providing access to all rooms. The spacious open-plan kitchen/dining/lounge area is thoughtfully designed, creating clearly defined zones for cooking, dining and relaxing — perfect for modern living. The kitchen is fitted with a range of wall and base units, an electric oven and hob, and includes all white goods, making this a practical and convenient space for everyday use.

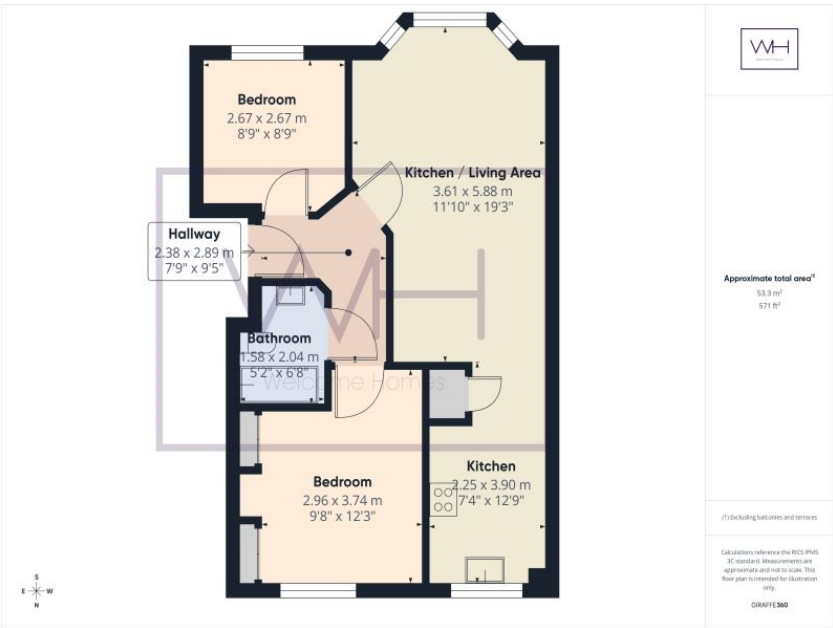
The apartment is fully tiled throughout, enhancing the sleek feel while offering easy maintenance. Bedroom One features fitted wardrobes and contemporary styling, while Bedroom Two is finished in neutral tones, ideal for personalisation as a guest room, home office or nursery.

The bathroom is fitted with a bath and shower over, wash hand basin, WC and a heated towel rail.

Externally, the property benefits from an allocated parking space and enjoys attractive park views to the front, adding to the appeal of this well-positioned home. An alarm system is also fitted for added peace of mind.

Please note the seller is currently in the process of a deed of variation.

A must-see apartment offering low-maintenance living and strong rental potential. Properties of this type rarely remain on the market for long.



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92- 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	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		
(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	