



**11 JOYCE SILVER COURT
IRTHLINGBOROUGH**

**£77,000
LEASEHOLD**



Carter Williams are delighted to welcome to the market this well-presented studio apartment with no onward chain!

Accommodation comprises of an open plan living/ bedroom with modern kitchen area offering base level and wall mounted storage along with plumbing for white goods, a modern three-piece shower room is accessed via the reception space. Located on the top floor of the apartment block, allocated parking is also offered externally. Located close to local amenities and easy access to great transport links, this property would make a great first-time buy or investment alike!

Currently offered with tenant in situ or with vacant possession, contact Carter Williams today for more information!

Council Tax Band: TBC
EPC Rating: C

Lease information:
Lease length: 125 Years from 1st January 2006*
Service Charge: £971 Per Annum*
Ground Rent: £200 Per Annum*

*lease information provided to us by the vendor of this property. Accurate as of July 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	82
(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

EPC Rating: C Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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