



GINGER COW
ESTATE AGENTS

01234 860215

Emmer Drive, Wixams

£275,000

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Located in the ever-popular village of Wixams, this modern two double bedroom ground floor apartment is less than two years old and ideally positioned within walking distance of the proposed Wixams train station and town centre amenities.

The accommodation comprises an entrance hall with useful utility cupboard, a spacious open-plan living/dining/kitchen area with Juliet balcony, a generous principal bedroom with en-suite shower room, a second double bedroom and a contemporary family bathroom.

Presented in excellent condition throughout, this stylish home offers low-maintenance living and is perfectly suited to first-time buyers, professionals, downsizers or investors. With approximately 123 years remaining on the lease and a highly convenient location within this growing community, early



Floor Area: sq. ft.

Tenure: Leasehold

Service Charge: £1750 per annum

Ground Rent: £150 per annum

