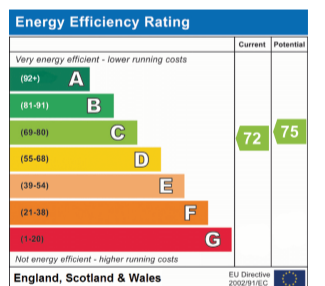


Approximate total area⁽¹⁾
 44.7 m²
 481 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

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 www.country-properties.co.uk

This well-kept ground floor flat offers a bright lounge/diner with dual-aspect windows, a separate kitchen and a modern bathroom with an electric shower. The double bedroom includes built-in wardrobes and the hallway provides two generous storage cupboards with power and lighting. The property also benefits from gas central heating, double glazing, and one allocated parking space – ideal for first-time buyers, downsizers, or investors.

- 1 BEDROOM FLAT
- DUAL ASPECT LIVING ROOM
- 1 ALLOCATED PARKING SPACE
- GROUND FLOOR
- REFURBISHED KITCHEN
- CLOSE TO LOCAL SHOPS
- COMMUNAL GARDEN

Hallway

Carpeted hallway with doors leading to all rooms. Features include a wall-mounted intercom, thermostat, radiator and two walk-in storage cupboards with power and lighting.

Bedroom

Carpeted double bedroom with built-in wardrobes housing the fuse board. Double-glazed window to the front with radiator beneath.

Bathroom

Fitted with a three-piece suite including a low-level WC with dual flush, sink basin with hot and cold taps and a panelled bath with hot and cold taps with electric shower over. Also features a heated towel rail and a double-glazed obscure uPVC window to the rear.



Lounge/Diner

Spacious lounge/dining area with laminate flooring and dual-aspect double-glazed uPVC windows to the front and side. Includes a radiator, main internet point, and TV aerial point.

Kitchen

The kitchen has tiled flooring and a range of floor and wall-mounted storage cupboards with wooden fronts. Includes a ZANUSSI gas oven and hob, space for a washing machine and fridge freezer, and a Worcester combi boiler (recently serviced). A double-glazed uPVC window looks out to the rear.

