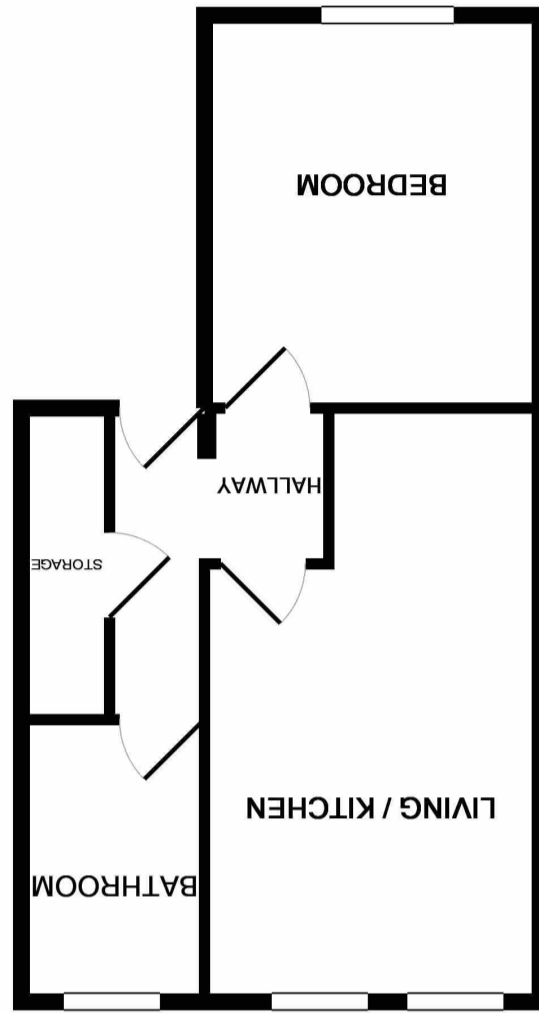


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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TOTAL APPROX. FLOOR AREA 370 SQ.FT. (34.4 SQ.M.)





Entrance

Entered through a secure phone entry system, stairs to first floor through to hallway.

Hallway

Access to all principal rooms, door to storage/airing cupboard with pressurised hot water cylinder and with space for washing machine, ceiling light point, radiator, power point, smooth plastered ceiling.

Open Plan Kitchen./Lounge

Kitchen: 5.4m x 1.8m (17' 9" x 5' 11") integrated fridge freezer, a good range of matching wall mounted and base units with work surfaces over, inset to ceiling spotlights, power points, smooth plastered ceiling.

Living Area: 5.4m x 2.9m (17' 9" x 9' 6") power points, TV points, two front aspect double glazed windows, ceiling light point, coved ceiling, smooth plastered ceiling.

Bedroom

3.4m x 2.9m (11' 2" x 9' 6") Double bedroom with rear aspect double glazed window, ceiling light point, smooth plastered ceiling, tv points, power points.

Bathroom

2.4m x 1.6m (7' 10" x 5' 3") Modern bathroom with front aspect double glazed window, panel bath, WC, sink unit with mixer tap, ceiling light point, smooth plastered ceiling.

Additional Info

Share of Freehold - Remainder of 999 Year Lease



PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any items shown will be included in the property.

