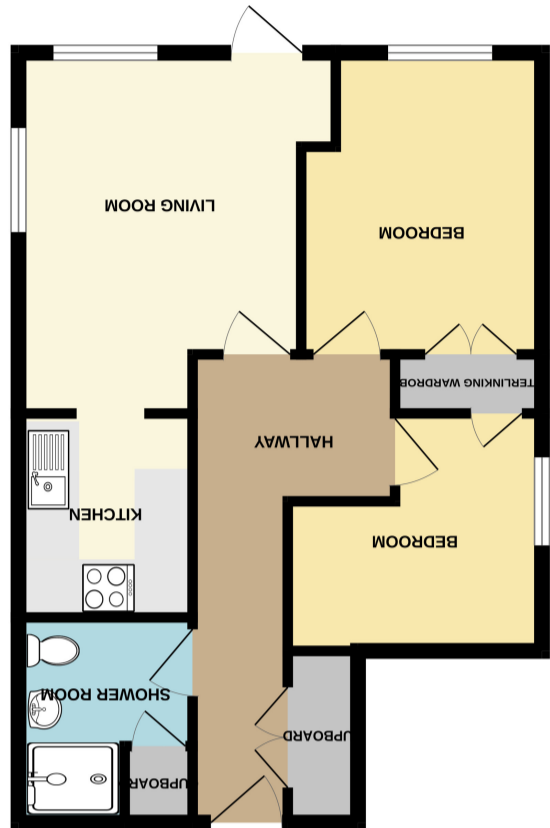


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, or may not have been evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

TOTAL FLOOR AREA - 518 sq ft (48.1 sq m) approx.  
Made with MetreX 2025



ACCOMMODATION  
518 sq ft (48.1 sq m) approx.

Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	51
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
	72







### ENTRANCE TO THE BLOCK

Main entrance is located at the front of the block with security entry telecom system leading into reception lobby with access to the guest suite and Managers office. The flat is located on the ground floor and is situated close to the laundry room and additional entrance to the side of the block.

### ENTRANCE TO THE FLAT

Via personal entrance door into hallway.

### HALLWAY

17' 11" x 3' 0" (5.46m x 0.91m) widening to 6'8". Textured coved ceiling with two ceiling light points. Wall mounted electric radiator. Security entrance telecom system. Double doors opening to built in storage cupboard housing hot water boiler and electricity fuse board. Carpet laid throughout.

### LIVING ROOM

13' 6" narrowing to 11' 3" (4.11m x 3.43m) x 10'7". UPVC double glazed door opening to communal garden with corresponding double glazed windows to rear and side aspect. Textured coved ceiling with ceiling light point. Wall mounted radiator. Carpet laid throughout. Archway through to kitchen.

### KITCHEN

7' 3" x 6' 5" (2.21m x 1.96m) Textured coved ceiling with ceiling light point. Wall mounted electric heater. Wall mounted and base level kitchen cabinet & drawers with rolled edged worktops incorporating a stainless steel sink unit with mixer tap & drainer and a four ring Indesit electric hob. Integral oven & grill. Space for free-standing fridge/freezer. Tile effect vinyl flooring throughout.

### BEDROOM ONE

11' 3" x 9' 0" (3.43m x 2.74m) UPVC double glazed window to rear overlooking communal garden. Textured coved ceiling with ceiling light point. Wall mounted electric heater. Fitted bedroom furniture including dressing table area and drawer units. Built in wardrobe, which interlinks between both bedrooms.



### BEDROOM TWO

9' 7" maximum x 8' 10" (2.92m x 2.69m) UPVC double glazed window to side aspect. Textured coved ceiling with ceiling light point. Wall mounted storage unit incorporating glass display cabinets and desk area. Built in inter-linking wardrobe with access from bedroom one. Carpet laid throughout.

### SHOWER ROOM

6' 5" x 7' 9" (1.96m x 2.36m) Textured coved ceiling with ceiling light point. Ceramic tiled walls. Wall mounted extractor vent. Wall mounted electric radiator. Built in linen/storage cupboard with shelving. Suite comprises of a walk in shower cubicle via glass sliding shower screen door, electric mixer shower inset, pedestal wash basin, close coupled WC.

### WESTERLY FACING COMMUNAL GARDEN

With direct access from the living room. Large lawned area with flower bed borders. Access to communal washing lines.

### ADDITIONAL INFORMATION

- LEASE TERM REMAINING 72 YEARS
- GROUND RENT = £128.00 PER ANNUM
- SERVICE CHARGE APPROXIMATELY £4000.00 PER ANNUM (CHARGED BI-ANNUALLY).
- ON SITE MANAGER
- LAUNDRY ROOM
- RESIDENTS LOUNGE
- GUEST SUITE AVAILABLE
- RESIDENTS PARKING

