

BEDROOM
12'5" x 7'7"
3.78m x 2.32m

LOUNGE/DINER
12'5" x 9'7"
3.78m x 2.91m

KITCHEN
11'8" x 6'5"
3.55m x 1.97m

BATHROOM

HALL

STORAGE



The Property

For sale and chain free is this well presented ground floor flat with its own separate entrance also offering a good sized garden conveniently positioned lying just outside the town centre. Ideal for first time buyers or single person.

In brief the accommodation comprises of open entrance porch, entrance hall, lounge/dining room, kitchen, bathroom and one bedroom. The property has Upvc double glazed doors and window and night storage heating.

Level gardens on two sides with two useful garden stores.

Lease granted 20/03/2025 for 990 years. Ground Rent - "One peppercorn per annum." The Service Charge year runs from 1st April to 31st March, this is not a fixed annual amount, instead, your liability is based on a fair and reasonable share of the actual total expenditure incurred by the Freehold Company. This a new lease therefore however services charges are to be paid by equal instalments on the first day of every month please ask agent for clarification in respect of current amount.

Room Descriptions

Recessed Entrance Porch

With outside store room, Upvc door to the hall. Airing cupboard with Fortic tank and immersion heater, also a deep shelved cupboard with light.

Bedroom 1

12' 6" x 7' 8" (3.81m x 2.34m) With night storage heater, window to the rear.

Lounge/Dining Room

12' 6" x 9' 6" (3.81m x 2.90m), with a recessed cupboard, full glazed Upvc door to the rear, window to the side.

Kitchen

10' 6" x 6' 5" (3.20m x 1.96m) Max, Fitted with base units and some high level cupboards, sink unit, window to the side and front, , extractor fan, built in shelved cupboard with RCD unit and electric meters.

Bathroom

7' 10" x 6' 5" (2.39m x 1.96m) With recently installed White three piece suite comprising of a panelled bath with Mira shower above, vinyl splashback, low level W.C., wash hand basin, extractor fan,

Outside

This ground floor flat enjoys a generous garden which extends to the front and side of the property. There is also a useful outbuilding.