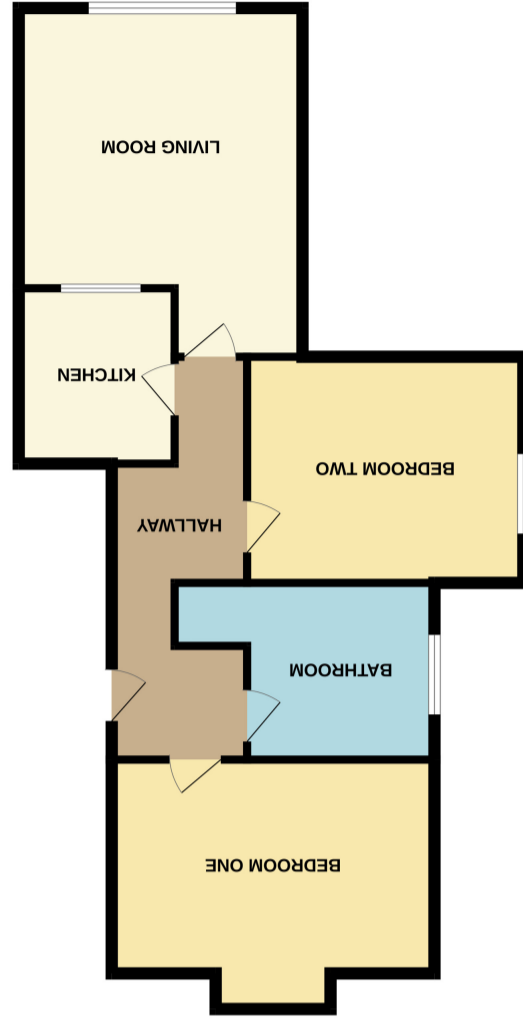
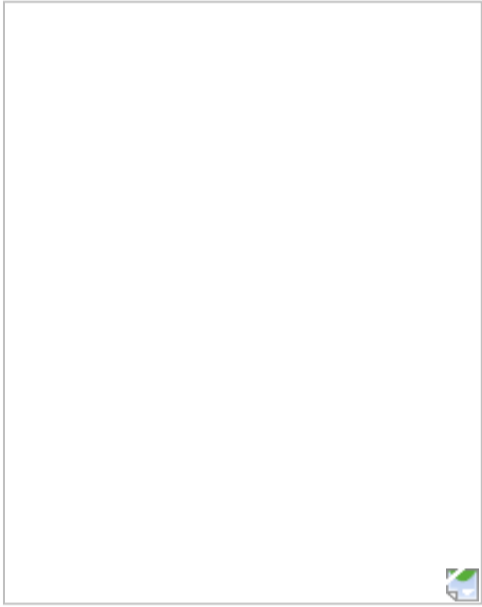


What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as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



SECOND FLOOR
763 sq.ft. (70.9 sq.m.) approx.





Entrance

Via Communal Entrance Hall, stairs leading through to the second floor, door to Entrance Hall.

Entrance Hall

Access to all principal rooms, coved ceiling, inset to ceiling spot lights, cupboard housing the consumer unit.

Living Room

4.90m x 4.10m (16' 1" x 13' 5") Max. Spacious room, front aspect double glazed window offering a pleasant elevated view, smooth plastered ceiling, part sloped, inset to ceiling spot lights, radiator, power points.

Kitchen

2.50m x 2.10m (8' 2" x 6' 11") 2.50m x 2.10m (8' 2" x 6' 11") 2.50m x 2.10m (8' 2" x 6' 11") Modern fitted Kitchen with a comprehensive range of matching wall mounted and base units with work surfaces over, inset four ring gas burner hob with oven beneath and stainless steel extractor hood over, inset sink unit with mixer tap, integrated fridge freezer, part tiled walls, power points, smooth plastered ceiling, inset to ceiling spot lights.

Bedroom One

4.70m x 3.50m (15' 5" x 11' 6") Max. Spacious double room, rear aspect double glazed window offering a pleasant elevated view, smooth plastered ceiling, inset to ceiling spot lights, part sloped ceilings, power points, radiator, door to storage in eaves.

Bedroom Two

4.00m x 3.30m (13' 1" x 10' 10") Max. Further double room, side aspect double glazed window, part sloped ceilings, inset to ceiling spot lights, radiator, power points.

Bathroom

2.80m x 2.60m (9' 2" x 8' 6") Max. Modern suite comprising of a close coupled WC, pedestal wash hand basin with mixer tap, bath with tiled surround and mixer tap, chrome heated towel rail, smooth plastered ceiling, inset to ceiling spot lights, side aspect double glazed window, tiled shower cubicle with thermostatic shower unit, tiled floor, part tiled walls.

Outside

There is off road parking available on a first come, first served basis.

Additional Information

Tenure - Leasehold - 165 Years Remaining

Service Charge - £1,800 Per Annum

Ground Rent - Peppercorn

Council Tax Band - C

EPC Rating - E (47)



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.

