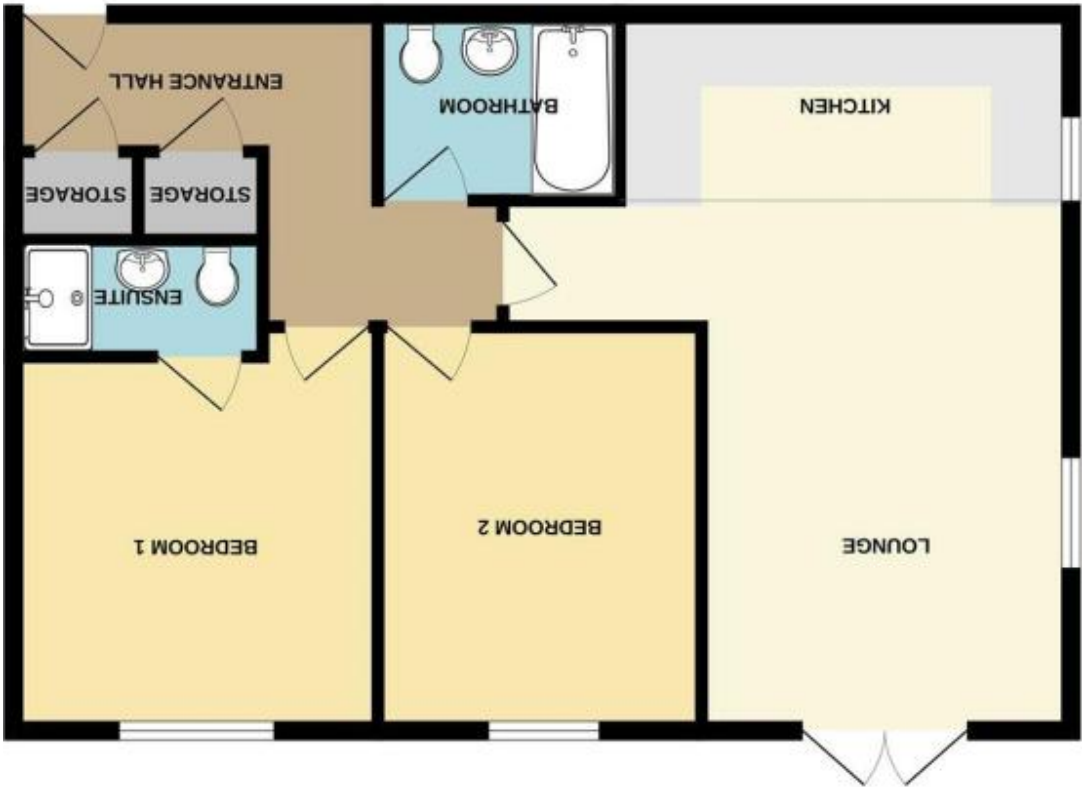


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.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

We warrant every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximately taken for any error, prospective purchaser. The accuracy of the description is not guaranteed and no guarantee is given. The accuracy of the description is not guaranteed and no guarantee is given. The accuracy of the description is not guaranteed and no guarantee is given.



GROUND FLOOR





HALLWAY

11' 0" x 4' 0" (3.35m x 1.22m) tapers to 8 ft 3 ins x 3 ft. A welcoming and spacious hallway boasting two large storage cupboards each measuring 3 ft 1 in x 2 ft 1 in. Quality laminate flooring throughout; Ceiling light fittings; Intercom entry system; Smoke alarm; Doors to bedrooms, bathroom, open-plan living.

OPEN PLAN KITCHEN/LIVING/DINING

21' 0" x 16' 0" (6.40m x 4.88m) Light bright and spacious area benefitting from double glazed windows to kitchen and dining and living areas plus double glazed door and window to the Juliet balcony.

Smart, stylish and modern kitchen with integrated appliances to include: Dishwasher, Fridge/Freezer, Washing Machine, Electric Oven, Electric Hob, Extractor. Ambient under-cabinet lighting, Drawers, Base and Wall Units, Mixer tap to Stainless Steel Sink, Ceiling Spot Lights, Radiator, Hard -wearing Laminate Flooring throughout. Ample space for dining suite and a lovely light living area.

BEDROOM ONE

12' 0" x 10' 10" (3.66m x 3.30m) Spacious double bedroom with: Fitted robes with mirrored sliding doors; Laminate flooring throughout; Vertical blind to double glazed window; Ceiling light fitting. Door to En-Suite.

EN-SUITE

7' 0" x 3' 10" (2.13m x 1.17m) Modern three piece suite comprising of: Glass panel door to shower cubicle; Wall-mounted shower; Mixer tap to basin; WC. Features also include: Wall-mounted chrome towel radiator; Wall-mounted mirror with overhead lighting; Shaver socket; Ceiling spot lights; Extractor fan.

BEDROOM TWO

12' 0" x 9' 0" (3.66m x 2.74m) Spoilt for choice with this second double bedroom with: Hard wearing laminate flooring throughout; Built-in-Robes with mirrored sliding doors; Vertical blind to double glazed window; Ceiling light fitting; Radiator.

BATHROOM

7' 4" x 6' 0" (2.24m x 1.83m) Three-piece modern white suite comprising of: Mixer tap and Shower attachment to bath, WC, Mixer tap to pedestal basin. Wall-mounted mirror with overhead light; Extractor fan; Shaver point; Ceiling spot lights; Wall-mounted chrome towel radiator; Hard-wearing laminate flooring.

ADDITIONAL INFORMATION

Lease - Approximately 115 years remaining

Ground Rent £ 438 per anum
Service Charges £ 296 per quarter

Council Tax Band C

Parking - 1 x Allocated Parking and plenty of visitor parking

