

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

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

STORAGE

STORAGE

STORAGE

HALL

BATHROOM

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

STORAGE



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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.

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.