



Approximate total area⁽¹⁾
 48.6 m²
 524 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

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CHAIN FREE!!! An exceptionally well presented ground floor two bed apartment on the popular Panshanger development with a refitted kitchen and bathroom.

- CHAIN FREE!!
- 2 BEDROOM GROUND FLOOR FLAT
- ALLOCATED PARKING FOR 1 CAR
- LEASEHOLD - 960 YEARS REMAINING
- POPULAR PANSHANGER LOCATION
- ANNUAL SERVICE CHARGE £2,763.60

Living/Diner

Continuation of laminate flooring, Electric radiator, 2 double glazed windows. Tv point and telephone line.

Kitchen

Tiled flooring. Wall and floor storage cupboards with white frontage and a selection of integrated appliances including Curry's essential dishwasher, Bosch oven, Hotpoint electric hob with extractor fan over. Space for Fridge/Freezer and Washing machine. Sink basin with chrome mixer tap. Tiled splash back. Double glazed window.

Ground Floor

Communal Entrance Hall

Carpeted. Solid entrance door with security spy hole leading to the Entrance Hall.

Entrance Hall

An 'L' shaped hall with laminate flooring with doors to all rooms. Open to kitchen, Electric radiator, Intercom, Large double storage cupboard.



Bathroom

Three piece bathroom suite comprising of low level W/C with dual flush. Low level paneled bath with electric shower and glass shower screen. Sink basin with chrome mixer tap. Wall mounted heated towel rail. Shaver point. Frosted glass double glazed uPVC window.

Bedroom 1

Continuation of laminate Flooring, Large electric radiator. Double glazed window.

Bedroom 2

Continuation of laminate flooring. Double glazed window.

Agents notes

Chain Free!!!
One allocated parking space
Communal garden
Tenure: Leasehold - 960 years remaining
Council tax band - C
Annual service charge - £2,763.60

