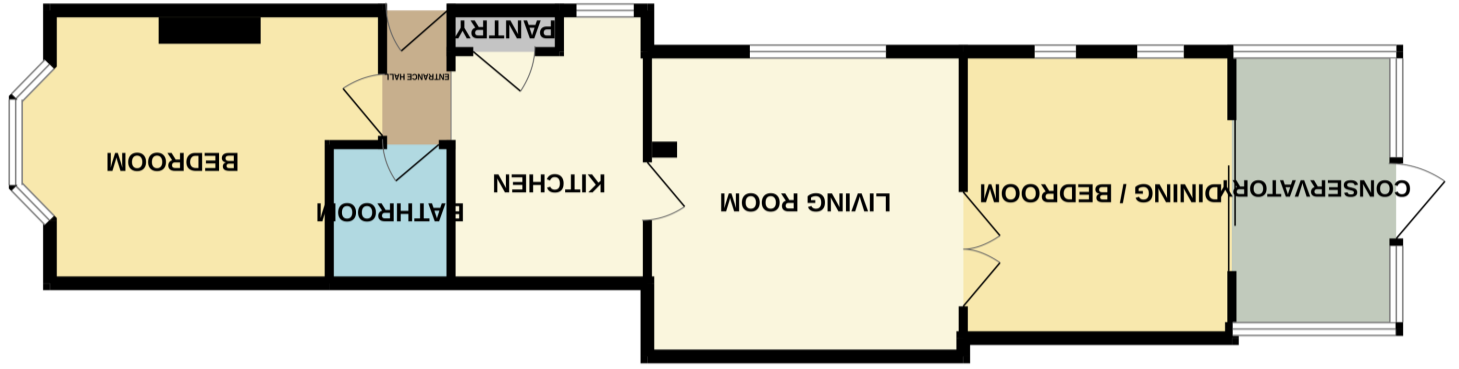
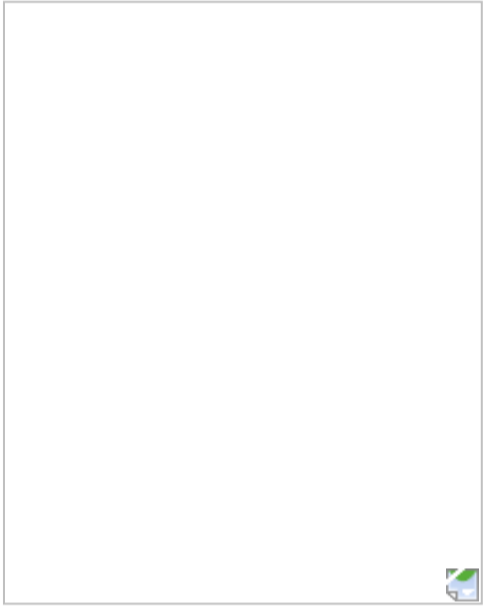


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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





Entrance

Entrance via side aspect double glazed door to entrance hall with wood effect laminate flooring, access to kitchen, bedroom and bathroom, ceiling light point, coved ceiling.

Bedroom 1

3.66m x 3.63m (12' 0" x 11' 11") Front aspect double glazed bay window, wood effect laminate flooring, radiator with radiator cover, power points, coved ceiling, door to storage cupboard.

Bathroom

1.64m x 1.58m (5' 5" x 5' 2") Modern suite with panelled bath, pillar taps, electric shower over, wall mounted wash hand basin with mixer tap, close coupled WC, radiator, tiled walls, inset to ceiling spotlights, extractor, wood effect laminate flooring.

Kitchen

2.96m x 2.67m (9' 9" x 8' 9") A modern fitted kitchen with a comprehensive range of matching wall mounted and base units with Oak work surfaces over, inset hob with extractor hood over, integrated oven, space for washing machine, space for fridge, stainless steel sink unit with mixer tap, continuation of wood effect laminate flooring, door to pantry, part tiled walls, power points, wall mounted 'Ideal' boiler serving domestic hot water and central heating systems, concealed lighting, smooth plastered ceiling, ceiling light point, door to living room.

Living Room

4.14m x 3.98m (13' 7" x 13' 1") Continuation of wood effect laminate flooring, ceiling light point, provision for wall mounted TV, power points, side aspect double glazed window, double doors leading through to dining room/bedroom two.

Dining Room/Bedroom 2

3.56m x 3.42m (11' 8" x 11' 3") Side aspect double glazed windows, power points, coved ceiling, smooth plastered ceiling, ceiling light point, sliding double glazed patio doors giving access through to the conservatory.

Conservatory

3.86m x 2.23m (12' 8" x 7' 4") UPVC construction, tiled floor, double glazed door giving access through to the rear garden.

Rear Garden

Decking area, section of shingle, timber frame shed to remain, enclosed by panel fencing, section of artificial lawn for ease of maintenance. The garden is of a southerly aspect and is a real feature of this property.

To the left of the property there is a shared driveway which is for the use of the ground floor and first floor flats.

Additional Information

Council tax band A = £114 monthly

Maintenance: Split 50/50 between ground & first floor flat

Ground rent £75 payable to Capstone property management on 25th March and 25th September every year. (£150 total)

Building & Home Insurance: £182.50

Lease Term: 125 years from April 2020



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.

