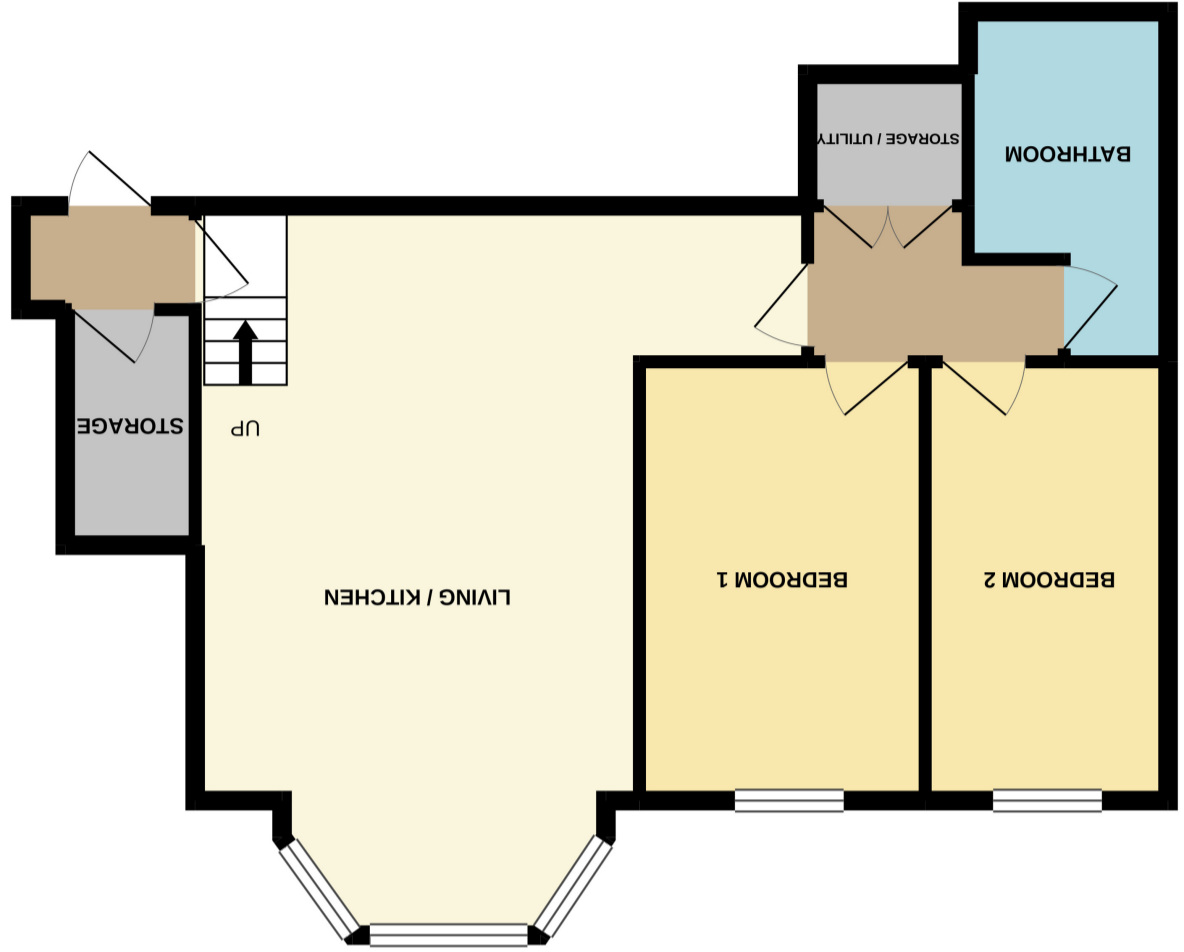


What every attempt has been made to ensure the accuracy of the floorplan contained therein, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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.
 Made with Mapbox ©2020
 TOTAL FLOOR AREA : 660 sq.ft. (61.3 sq.m.) approx.



GROUND FLOOR
 660 sq.ft. (61.3 sq.m.) approx.

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	
77	71





Entrance

Via door with security entry phone system leading through to the communal entrance hall.

Entrance Hall

Smooth plastered ceiling, inset to ceiling spot lights, door to a large walk in storage cupboard with automatic light.

Living/Dining/Kitchen

6.71m x 4.09m (22' 0" x 13' 5") Max into bay. Very spacious room, feature coved ceiling, smooth plastered, ceiling light point, inset to ceiling spot lights, rear aspect double glazed bay window, radiator, power points, TV point, open plan through to the Kitchen: A good 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, space for fridge freezer, power points.

Inner Hallway

Door from the Kitchen through to an inner hallway, double opening doors to a Utility Room/Storage Room currently housing a washing machine, wall mounted combination boiler serving domestic hot water and central heating systems, power points, automatic light.

Bedroom One

4.02m x 2.62m (13' 2" x 8' 7") Spacious double room, smooth plastered ceiling, ceiling light point, rear aspect double glazed window, radiator, power points.

Bedroom Two

4.03m x 2.23m (13' 3" x 7' 4") Good sized second bedroom, high ceilings, feature coving, ceiling light point, rear aspect double glazed window, power points.



Bathroom

Modern suite comprising of a double ended bath, mixer tap, thermostatic shower over, tiled surround, ambient lighting, WC with concealed cistern, sink unit with mixer tap, part tiled walls, feature coving, smooth plastered ceiling, inset to ceiling spot lights, chrome heated towel rail, extractor.

Outside

There is first come, first served bay parking at the front of the building and unrestricted on road parking nearby.

Material Information

Tenure: Leasehold

Lease Term - 125 Years From December 2008

Parking: First come first served bay parking. Unrestricted on road parking available nearby.

Service Charge - £1,086.13 payable March & September. Total £2,172.26 per annum (2024).

Utilities: Mains Electricity/Mains Gas/Mains Water

Drainage: Mains Drainage

Broadband: Refer to ofcom website

Mobile Signal: Refer to ofcom website

Flood Risk: Surface Water - Very low. Rivers and the sea - Very Low. For further information refer to gov.uk. - Check long term flood risk.

Council Tax Band: B

EPC Rating: C (71)

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.

