

TOTAL FLOOR AREA: 956 sq ft. (88.8 sq m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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 quality or efficiency can be given.
Made with MetreX 02022



3RD FLOOR
956 sq. ft. (88.8 sq.m.) approx.

Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs	
A	(92-100)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
	Very energy efficient - lower running costs
	66
	77





Entrance

Door with security entry phone system leading through to the Communal Entrance Hall, stairs or lift leading through to the third floor.

Entrance Hall

Spacious Entrance Hall, coved and textured ceiling, ceiling light point, access to all principle rooms, radiator, double doors to a storage cupboard housing the consumer unit, door to an additional storage cupboard housing a pre-lagged hot water cylinder with slatted shelving over.

Living Room

5.27m x 4.17m (17' 3" x 13' 8") Coved and textured ceiling, two ceiling light points, radiator, sliding double glazed patio doors giving access through to the Balcony, power points, TV point.

Balcony

Enclosed by wrought iron balustrade, offering a pleasant aspect towards the Communal Grounds and is of a good size.

Dining Room

5.4m x 2.56m (17' 9" x 8' 5") Max. Spacious room, radiator, side aspect double glazed window, coved and textured ceiling, ceiling light point, power points.

Kitchen

3.58m x 2.47m (11' 9" x 8' 1") A good sized Kitchen with a comprehensive range of matching wall mounted and base units with work surfaces over, inset hob, double oven beneath, concealed extractor hood over, tiled floor, inset sink unit with mixer tap, space for further domestic appliance, side aspect double glazed window, integrated fridge, integrated freezer, cupboard housing a wall mounted boiler serving domestic hot water and central heating systems, part tiled walls, power points, coved ceiling, ceiling light point.



Bedroom One

4.24m x 3.50m (13' 11" x 11' 6") Spacious double room, coved and textured ceiling, ceiling light point, side aspect double glazed window offering a pleasant view, radiator, power points, TV point, a comprehensive range of fitted bedroom furniture comprising of two double wardrobes, dressing table with fitted drawer units, door to En-Suite.

En-Suite

2.33m x 1.46m (7' 8" x 4' 9") WC with concealed cistern, wash hand basin with mixer tap and cupboard beneath, side aspect double glazed frosted window, oversized tiled shower cubicle with thermostatic shower unit, coved and textured ceiling, inset to ceiling spot lights, tiled floor, towel rail.

Bedroom Two

3.78m x 3.49m (12' 5" x 11' 5") A good sized second Bedroom, coved and textured ceiling, ceiling light point, radiator, power points, two fitted double wardrobes, dressing table, side aspect double glazed window.

Outside

Lingfield Grange is set on extremely well tended communal grounds which are predominately laid to lawn. There is an allocated Garage conveyed with this apartment.

Garage

Located within a block with an up and over door.

Material Information

Tenure - Share Of Freehold
Lease Length - 999 years from December 2018
Maintenance - £2,399.00 per annum
Ground Rent - £0.00
Buildings Insurance - Included within service charge
EPC Rating - D (68)
Council Tax Band - E

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.

