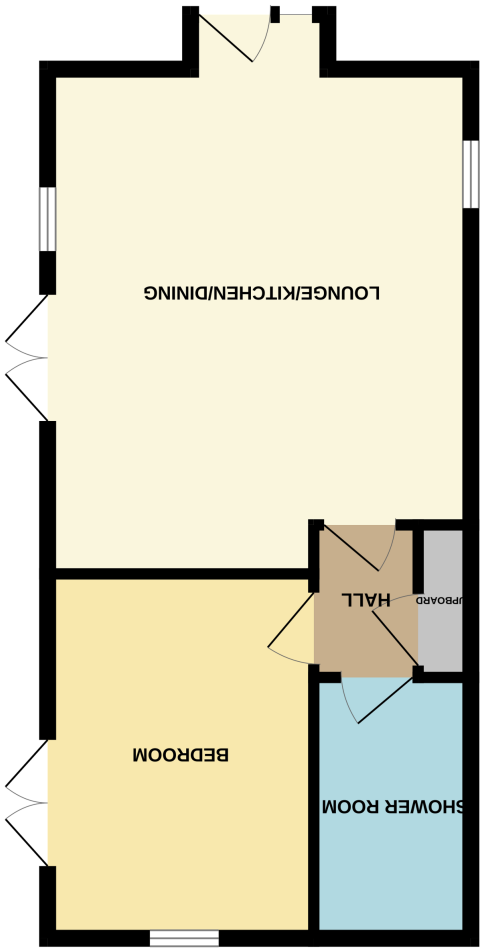


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix 2024



GROUND FLOOR
456 sq. ft. (42.4 sq.m.) approx.

Energy Efficiency Rating		
England, Scotland & Wales		
EU Directive 2002/91/EC		
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		
Current		Potential
75		93





Entrance

Front aspect double glazed composite door.

Living/Dining/Kitchen

5.90m x 4.50m (19' 4" x 14' 9") Max into recess.

Dining Area: Wood effect laminate flooring, smooth plastered ceiling, inset to ceiling spot lights, side aspect double glazed window, radiator.

Kitchen Area: A comprehensive range of matching wall mounted and base units with work surfaces over, stainless steel sink unit with mixer tap, side aspect double glazed window, integrated fridge freezer, inset four ring gas burner hob with built in oven beneath and stainless steel extractor hood over, integrated dishwasher, built in washer dryer, cupboard housing a wall mounted combination boiler serving domestic hot water and central heating systems, wood effect laminate flooring, power points.

Living Area: Provision for wall mounted TV, power points, TV point, telephone point, smooth plastered ceiling, inset to ceiling spot lights, side aspect double glazed double opening patio doors giving access through to the side Garden.

Inner Hallway

Smooth plastered ceiling, inset to ceiling spot lights, hatch providing access through to the loft space, door to a cupboard housing a wall mounted consumer unit.

Bedroom

3.97m x 2.80m (13' 0" x 9' 2") Spacious double room, smooth plastered ceiling, ceiling light point, power points, space for a large wardrobe, upright radiator, continuation of wood effect flooring, side aspect double opening double glazed patio doors giving access through to the side Garden.

Bathroom

2.60m x 1.60m (8' 6" x 5' 3") Contemporary luxury recently fitted suite comprising of a wash hand basin with monobloc tap, cupboards beneath, under a fitted illuminated mirror, oversized walk in shower with two shower heads, recessed shelving, thermostatic shower unit, contemporary WC with concealed cistern, feature radiator, marble effect flooring and wall tiles, smooth plastered ceiling, inset to ceiling spot lights, extractor.

Side Garden

Predominately laid to lawn, two patio areas.

Parking

There is an underground parking space conveyed with this property.

Material Information

Tenure - Leasehold
Lease Length - Remainder of 999 years (From 2008)
Maintenance - £600.00 per annum
Ground Rent - Peppercorn
EPC Rating - C (75)
Council Tax Band - B
Parking: Underground Allocated Parking Space
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.



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 item shown will be included in the property.

