

FOR  
SALE





## PROPERTY SUMMARY

OWNER OCCUPIER AND INVESTMENT OPPORTUNITY - Introducing this ground floor flat with two bedrooms, kitchen / breakfast room and private rear garden. FREEHOLD OF BLOCK OF FOUR INCLUDED. NO ONWARD CHAIN.

## POINTS OF INTEREST

- TWO bedroom ground floor flat
- FREEHOLD OF ALL FOUR FLATS INCLUDED
- Generous size rooms
- Enclosed private rear garden
- Sold with no onward chain.
- Ideal investment or first time purchase



## ROOM DESCRIPTIONS

### Entrance

Access via frosted glazed PVCu front door with side frosted glaze panel into the entrance hallway with wall mounted fuse box and radiator. Fitted storage cupboard.

### Lounge

4m x 3.6m (13' 1" x 11' 10") Overlooking the front via PVCu double glazed window and finished with fitted carpet and radiator.

### Bedroom 1

3.75m x 3.2m (12' 4" x 10' 6") Overlooking the front via PVCu double glazed window finished with central ceiling rose, skirting, fitted carpet and radiator. Fitted storage cupboard.

### Bedroom 2

3.1m x 2.8m (10' 2" x 9' 2") Overlooking the rear via PVCu double glazed window finished with radiator, fitted carpet and fitted storage cupboard housing the wall mounted Worcester gas fire combination boiler.

### Shower room

Shower room overlooking the rear via PVCu frosted glaze window with built-in extractor central, light fitting, half height ceramic tiles to the wall and vinyl floor. Low-level WC, wall mounted wash hand basin, walk mobility shower with wall mounted electric shower, half height door and fold up seat.

### Kitchen

3.6m x 3.2m (11' 10" x 10' 6") Overlooking the rear via PVCu double glazed window with a built-in extractor. Central light fitting, vinyl floor. A range of low level of wall mounted kitchen units in white with brushed chrome handles and a complementary roll top work surface. Inset sink with mixer tap and drainer. Space for gas cooker. Plumbing for automatic washing machine. Space for fridge freezer. Doorway through into the rear lobby with a frosted glazed door leading out to the rear garden.

### Outside

Enclosed rear garden laid to patio and lawn with external storage shed.

### NOTE

The freehold of the entire block of FOUR flats is included in this sale.

The leaseholders have a financial obligation as part of the lease agreement to pay an annual service charge for services provided and a proportion of the costs towards the maintenance of the building structure.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	7578
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		