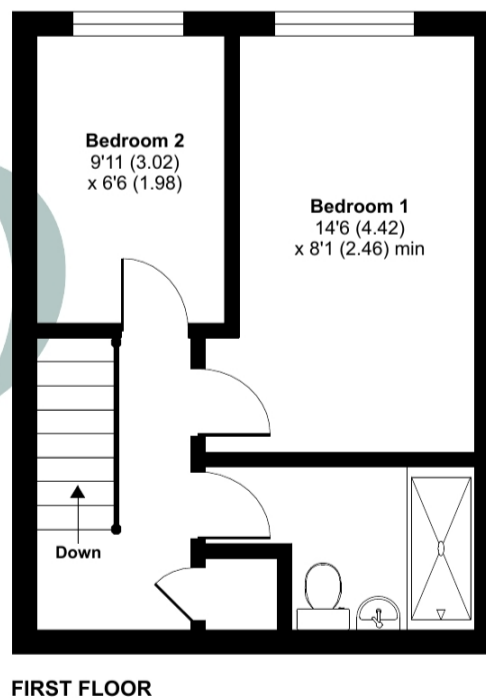
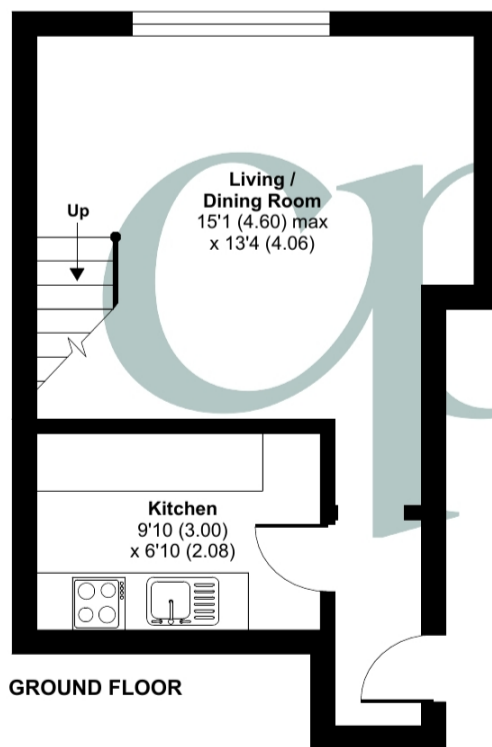
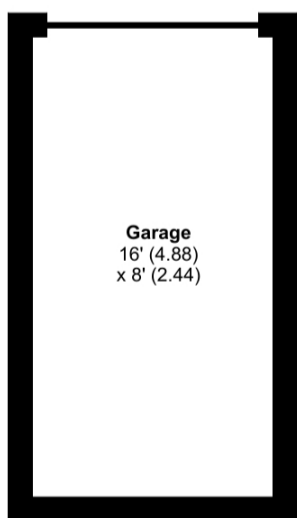




Approximate Area = 614 sq ft / 57 sq m  
Garage = 133 sq ft / 12.4 sq m  
Total = 747 sq ft / 69.4 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1094103

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

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www.country-properties.co.uk

An ideal first time buy or investment purchase, this CHAIN FREE well presented two bedroom split level maisonette with garage below, parking and communal garden. Equal share of the 'Freehold' with all the properties of Karen House, therefore no ground rent.

- Ideal first time buy or investment purchase with potential income of £995 pcm
- Redecorated with new kitchen and bathroom
- Re-fitted kitchen and shower room
- Communal garden
- Garage directly below with parking space for 1 car
- Service charge approx £540 per annum - to include buildings insurance, window cleaning and the upkeep of the communal areas.
- Conveniently located with easy access to local towns and road/rail links into London

## GROUND FLOOR

### Entrance

Stairs rising to the first floor accommodation.

## FIRST FLOOR

### Landing

Door into kitchen and opening into living/dining room.

### Living/Dining Room

15' 1" (max) x 13' 4" (4.60m x 4.06m) Double glazed window to front. Electric heater. Stairs rising to second floor accommodation with under stairs storage space.

### Kitchen

9' 10" x 6' 10" (3.00m x 2.08m) A range of wall and base units with complementary worksurfaces and brick effect tiled splashbacks. Inset one & half bowl stainless steel sink with drainer and mixer tap over. Space and plumbing for washing machine. Space for electric cooker with stainless steel splashback and stainless steel extractor hood over. Grey wood effect flooring.



## FIRST FLOOR

### Landing

Storage cupboard. Doors into both bedrooms and bathroom.

### Bedroom 1

14' 6" x 8' 1" (min) (4.42m x 2.46m) Double glazed window to front. Electric heater.

### Bedroom 2

9' 11" x 6' 6" (3.02m x 1.98m) Double glazed window to front. Electric heater.

### Shower Room

Suite comprising double shower enclosure, low level wc and vanity wash hand basin with cupboard under. Tiled walls and flooring. Extractor fan.

## OUTSIDE

### Garage

16' 0" x 8' 0" (4.88m x 2.44m) Directly below maisonette with Up & over door with parking space for one car in front.

### Communal Garden

Fully enclosed and laid to lawn with rotary lines.

## AGENT NOTE:

We understand this is a leasehold property built in 1973 with a 189 year lease.

\*\* Service charge approx £540 per annum - to include buildings insurance, window cleaning and the upkeep of the communal areas.

\*\* Equal share of the 'Freehold' with all the properties of Karen House, therefore no ground rent.

We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES.

