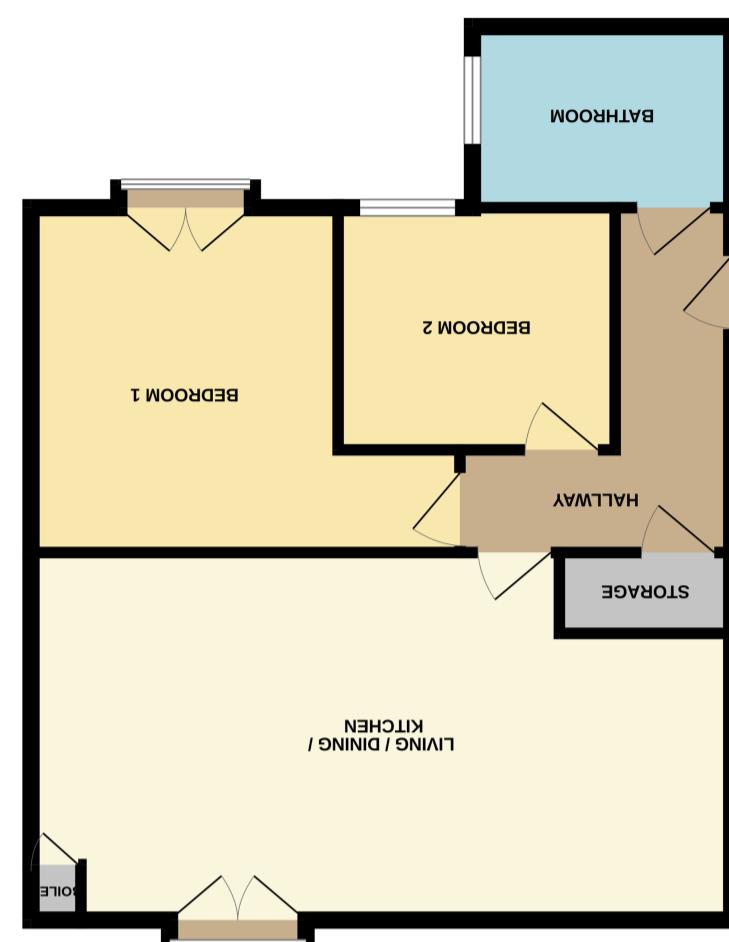


EVERETT HOMES

Made with Measuring 2026
as to their operability or efficiency can be given.
possessions or otherwise. The services and fixtures and fittings and equipment and other items
of fixtures, fittings, doors, windows, curtains and other items are the responsibility of the vendor and not the agent.
Whist every attempt has been to ensure the accuracy of the information contained herein, measurements
TOTAL FLOOR AREA: 645 sq.ft. (59.9 sq.m.) approx.



645 sq.ft. (59.9 sq.m.) approx.
FIRST FLOOR



Entrance Hall

Spacious Entrance Hall with access to all principle rooms.

Living/Dining/Kitchen

7.30m x 3.38m (23' 11" x 11' 1") Open plan room, access to a Juliet Balcony, bright and spacious.

Kitchen: A modern fitted Kitchen with a range of matching wall mounted and base units, inset electric oven, inset hob with stainless steel extractor hood over, integrated dishwasher and integrated washing machine.

Bedroom One

4.48m x 3.60m (14' 8" x 11' 10") Spacious double bedroom with double opening double glazed patio doors giving access through to the Juliet Balcony.

Bedroom Two

2.90m x 2.38m (9' 6" x 7' 10") Good sized double room

Bathroom

Modern and spacious Bathroom comprising of a panelled bath with mixer tap and shower attachment, close coupled WC, wash hand basin with mixer tap, frosted double glazed window, tiled flooring and walls.

Material Information

Tenure - Leasehold

Lease Length - 113 years remaining.

Maintenance - £1,400 per 6 months

Ground Rent - £225 per year

EPC Rating - C

Council Tax Band - C



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.

