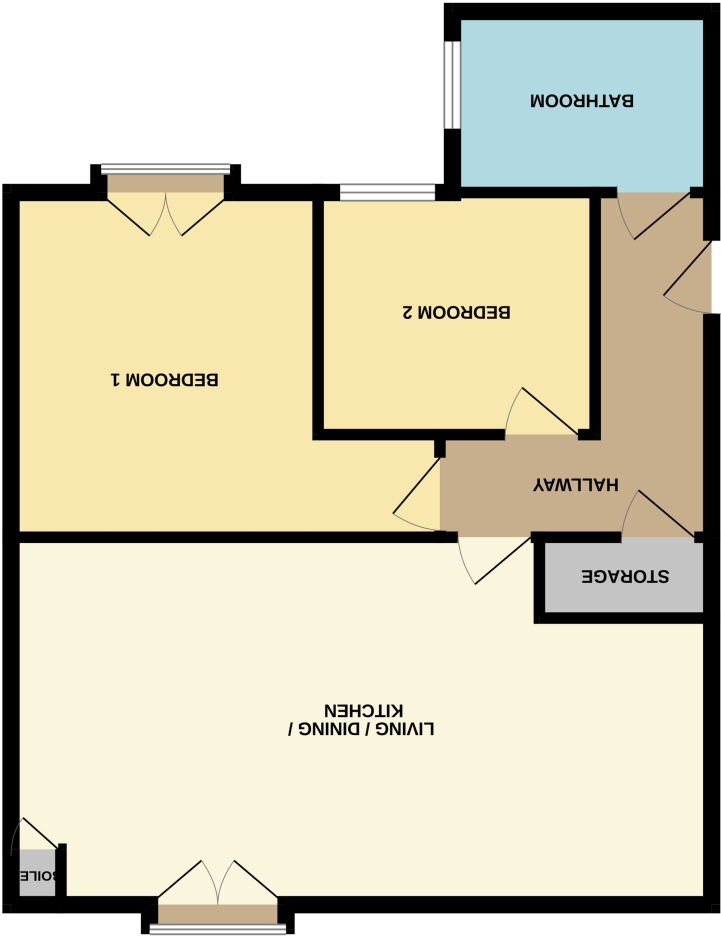


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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







**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.

