

FOR
SALE



PROPERTY SUMMARY

A well presented DECEPTIVELY SPACIOUS one bedroom ground floor flat situated close to the popular Longacres development. The property benefits from a good sized open plan lounge/kitchen/diner and ALLOCATED PARKING. Viewing highly recommended. LEASEHOLD.

POINTS OF INTEREST

- One bedroom ground floor flat
- Open plan lounge/ kitchen/ diner
- Recently refurbished throughout
- EPC - / Council tax band -
- One dedicated parking space
- Convenient location with close links to the M4 and A48



ROOM DESCRIPTIONS

Entrance

Via communal entrance (or via the PVCu double glazed doors giving access to the open plan kitchen/dining/lounge)

Entrance hall

Doors leading to bedroom, bathroom and open plan kitchen/diner. Door to airing cupboard housing newly installed electric boiler and shelving. Door leading to further storage cupboard housing electric consumer box. Emulsioned and coved ceiling, centre pendant light, smoke alarm, emulsioned walls, wall mounted electric radiator, skirting and a continuation of the tiled flooring.

Open plan lounge

3.37m x 4.28m (11' 1" x 14' 1") Emulsioned and coved ceiling, two pendant lights, emulsioned walls, wall mounted electric radiator, PVCu double glazed French doors leading out to the front of the property, skirting and wood effect tiled flooring. Space for good sized sofa. Opening into the kitchen.

Kitchen

1.79m x 2.56m (5' 10" x 8' 5") Emulsioned and coved ceiling, centre light, smoke alarm, emulsioned walls, grey subway tiling to splash back areas, skirting and a continuation of the tiled flooring. A newly installed kitchen comprising a range of wall and base units in a slab gloss grey effect with complementary square edge marble effect work surface. Inset one and a half stainless steel sink with chrome mixer tap. Integrated electric oven with four ring electric hob with overhead chrome extractor fan. Integrated fridge/freezer. Integrated Washing machine/dryer. Door to entrance hall.

Bedroom

2.87m x 3.27m (9' 5" x 10' 9") Measurements to the face of the wardrobes. Emulsioned and coved ceiling, pendant light, emulsioned walls, wall mounted electric radiator, PVCu double glazed window overlooking the front of the property, skirting and a continuation of the tiled flooring. Built in storage cupboards with shelving and hanging rails.

Bathroom

1.70m x 2.18m (5' 7" x 7' 2") Emulsioned and coved ceiling, centre light, grey marble effect tiled walls, wall mounted electric chrome radiator, frosted PVCu double glazed window overlooking the side of the property and tiled flooring. Three piece suite comprising low level WC vanity unit, vanity sink unit with chrome mixer tap, large walk in shower with overhead chrome mixer shower and hand held attachment.

Outside

There is one dedicated parking space.

MATERIAL INFORMATION

Council Tax: Band B

Council Tax: Rate £1,823.62

Parking Types: Communal.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Lateral living.

Building Safety

None

Mobile Signal

4G excellent data and voice

Construction Type

Floor: Solid, insulated (assumed)

Roof: (another dwelling above)

Walls: System built, as built, insulated (assumed)

Windows: Fully double glazed

Lighting: Low energy lighting in 33% of fixed outlets

Existing Planning Permission

No

Coalfield or Mining

No

Annual Service Charge: £1,500.00

Has the property been flooded in last 5 years? Yes

Flooding Sources: Other.

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



