





PROPERTY DESCRIPTION

An incredibly well presented and spacious, two bedroom GROUND FLOOR FLAT situated in this popular residential location. Benefitting from a MODERN KITCHEN AND SHOWER ROOM, this property also benefits from the use of lawned communal gardens. Other notable features of this property comprise; New carpeting/flooring throughout, Double glazed windows, electric heating, share of the freehold. EPC - E

FEATURES

- Ground Floor Flat
- Two Double Bedrooms
- Cul-De-Sac Location
- Popular Residential Location
- Well Kept Communal Gardens
- Modern Kitchen
- Modern Shower Room
- Presented In Good Order By Current Vendor
- New Carpeting and Flooring Throughout
- Council Tax Band - A





ROOM DESCRIPTIONS

Communal Entrance Hall

Communal entrance door leading to communal entrance hall with double glazed private front door leading to private entrance hall.

Private Entrance Hall

With storage cupboard housing hot water cylinder and shelving.

Living Room

18' 5" x 12' 0" (5.61m x 3.66m) A dual aspect room with double glazed windows overlooking the side and rear of the property, wall mounted electric heater, telephone point and TV point, feature fireplace with wooden surround with space for electric fire.

Kitchen

11' 6" x 10' 5" max (3.51m x 3.17m) With a range of modern units comprising; single bowl stainless steel sink unit with mixer tap and cupboards below, range of matching wall mounted cupboards, part tiling to walls, built-in four ring electric hob with extractor hood over and cupboards to either side, tall storage unit housing electric oven, space for washing machine and space for freestanding fridge freezer, area for table, double glazed window with outlook over the rear, storage cupboard with shelving.

Bedroom 1

12' 3" x 12' 2" (3.73m x 3.71m) A dual aspect room with double glazed windows overlooking the front and side, wall mounted electric heater, storage area with shelving.

Bedroom 2

12' 11" x 11' 8" (3.94m x 3.56m) A double glazed window overlooking the front of the property, wall mounted electric heater, door to storage cupboard.

Shower Room

A modern suite comprising; large shower cubicle with glass screen and independent shower over with additional hand shower, vanity unit wash hand basin with cupboards and drawers below, concealed cistern low-level WC, frosted glass double glazed window, chrome ladder radiator.

Outside

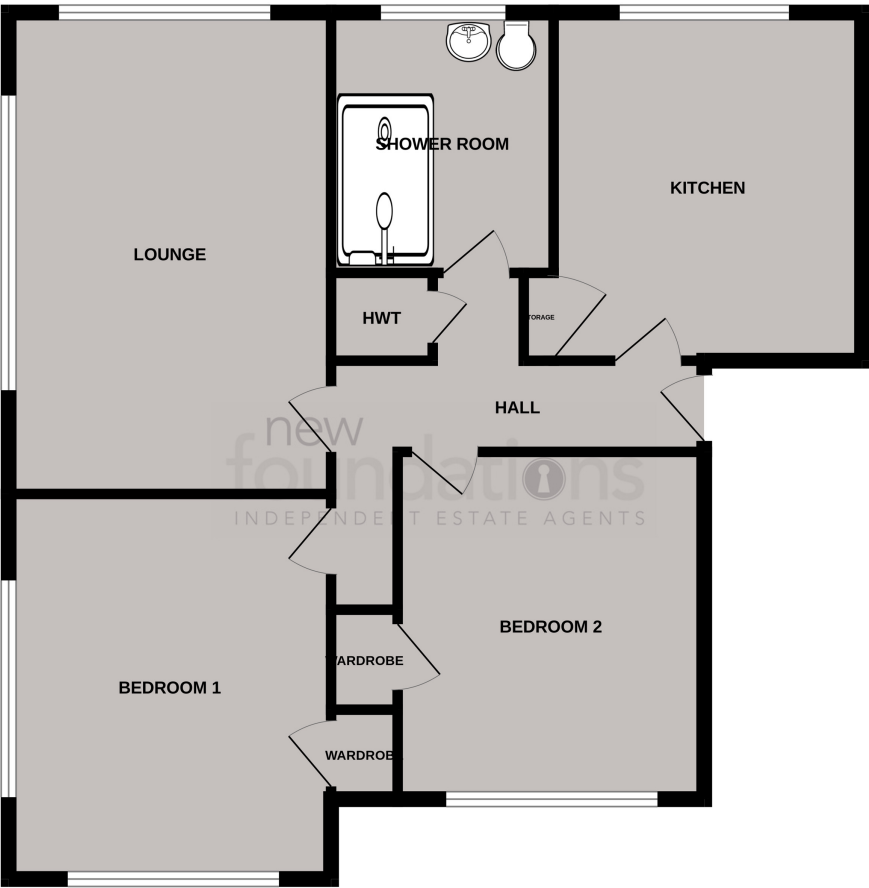
The property has the benefit of access to communal gardens wrapping around the entire building being mainly laid to lawn.

NB

We have been verbally advised that the service charge is approximately £1750.12 per annum, and that the property is to be sold with a share of the freehold. We have also been advised that the property is held on a 900+ year lease.

FLOORPLAN

GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	50	76
(81-91)	B		
(69-80)	C		
(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	

