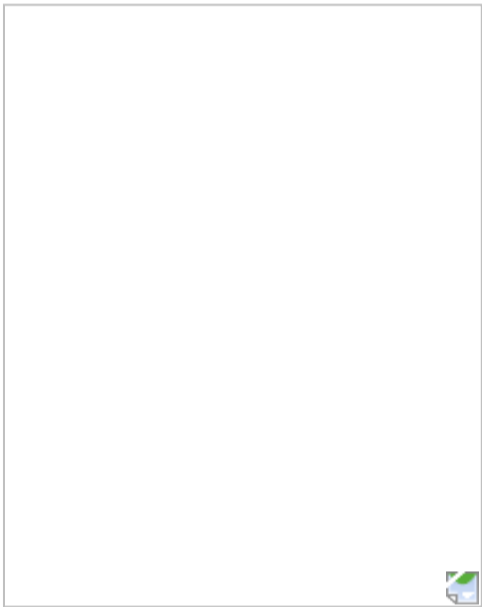
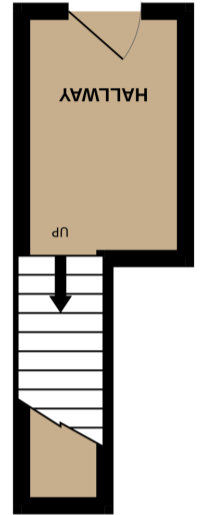
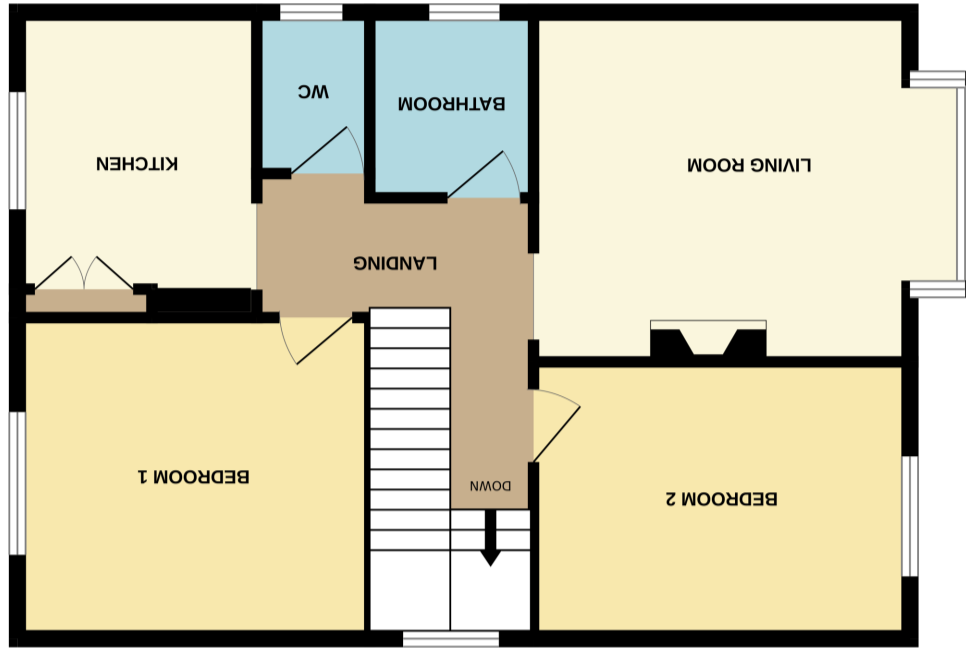


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such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

Entrance via side aspect personal door to entrance hall, stairs leading to first floor accommodation via a returning staircase.

Landing

Picture rail, ceiling light point, access to all principle rooms, side aspect double glazed window.

Living Room

5.09m max x 3.65m (16' 8" x 12' 0") Very spacious room, front aspect double glazed bay window, open fire place with fire surround, radiator, power points, picture rail.

Kitchen

2.79m x 2.47m (9' 2" x 8' 1") A good range of matching wall mounted and base units with work surfaces over, stainless steel sink unit with mixer tap, wall mounted boiler serving domestic hot water and central heating systems, rear aspect double glazed window, inset four ring gas burner hob with built in oven beneath and concealed extractor fan over, space for upright fridge freezer, part tiled walls, power points, ceiling light point, double doors to a further storage cupboard.

Bedroom 1

3.68m x 3.38m (12' 1" x 11' 1") Rear aspect double glazed window, ceiling light point, picture rail, radiator, power points.

Bedroom 2

3.97m x 2.9m (13' 0" x 9' 6") Front aspect double glazed window, radiator, power points, ceiling light point.

Inner Hallway

Hatch providing access through to the loft space, door to a separate WC.

WC

With close coupled WC, part tiled walls, side aspect frosted double glazed window, ceiling light point.

Main Bathroom

Suite with wash hand basin with mixer tap, panelled bath with tiled surround, tiled walls, side aspect double glazed window, ceiling light point.

Outside

The far end of the rear garden is allocated to the first floor flat. It is predominately laid to paving and is enclosed by panel fencing, there is a covered area for outside dining and a timber framed shed to remain. Power

Additional Information

EPC Rating

Council Tax - Band B

Tenure - Leasehold 120 yrs Unexpired (Not verified)

Maintenance - As & When

GR £250

Building Insurance - £450 approx

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 items shown will be included in the property.

