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United Reformed Church

HEARNES

WHERE SERVICE COUNTS



A superbly presented one double-bedroom, first-floor apartment, ideally located within a sought-after residential and school catchment area, with easy access to Winton High Street, offering a comprehensive range of shops, bars, and restaurants. An ideal investment or first-time purchase, the property features a spacious open-plan kitchen/living/dining room and benefits from a modern shower room and a share of the freehold.

The development is accessed via a secure intercom entry system, leading to a beautifully finished communal hallway with stairs to the second floor.

Upon entering the apartment, the hallway provides access to all accommodation and includes a useful storage cupboard. The fantastic open-plan kitchen/living space boasts an exposed brick feature wall, while the kitchen is fitted with a range of base and eye-level units, an integrated oven, hob, fridge, and washing machine.

The spacious double bedroom is served by a refitted shower room, stylishly finished with an oversized shower enclosure, WC, and wash basin.

On street parking available.

Share of Freehold – 999 years from 2019

Service Charge – Approximately £627 per half year

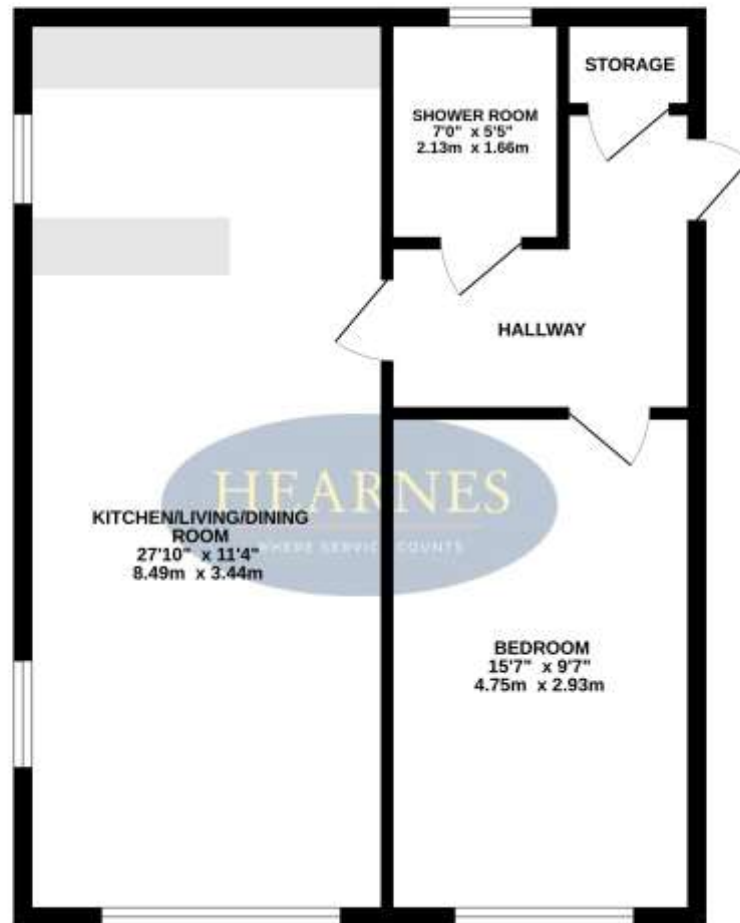
**EPC BAND: B**

**COUNCIL TAX BAND: A**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



FIRST FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 582 sq.ft. (54.1 sq.m.) approx.

We have 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 ordered and no guarantee as to their operability or efficiency can be given.  
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