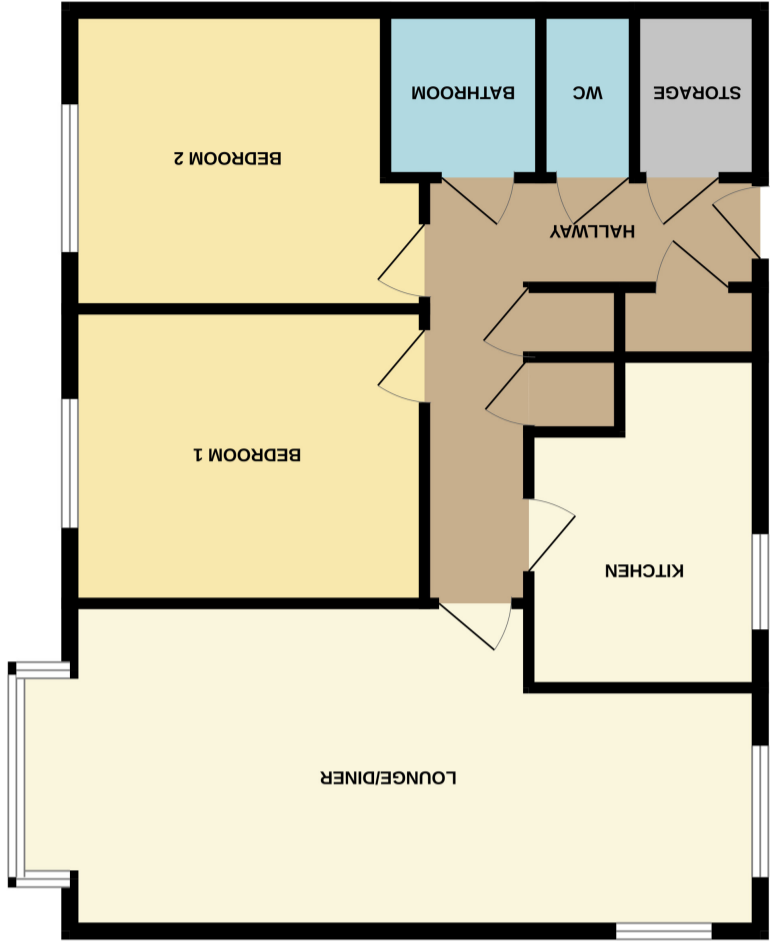


What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is illustrative purposes only and should be used in conjunction with the prospectus. 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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GROUND FLOOR
769 sq. ft. (71.4 sq.m.) approx.





Entrance

Door with security entry phone system leading through to the Communal Entrance Hall, further door to Entrance Hall.

Entrance Hall

L Shaped Entrance Hall, radiator, wood effect laminate flooring, door to a storage cupboard, further door to a walk in storage cupboard housing a wall mounted consumer unit and ceiling light point, two further doors to storage cupboards one with slatted shelving and a bar heater.

WC

Close coupled WC, ceiling light point.

Living Room

7.27m x 3.47m (23' 10" x 11' 5") Max. Narrowing to 4.84m (15'11") Wood effect laminate flooring, coved ceiling, two ceiling light points, side and front aspect double glazed windows, radiators, power points, TV point, side aspect feature double glazed bay window.

Kitchen

3.44m x 2.29m (11' 3" x 7' 6") A good range of matching wall mounted and base units with work surfaces over, inset four ring gas burner hob with Bosch integrated oven beneath and concealed extractor hood over, part tiled walls, power points, space for washing machine, stainless steel sink unit with mixer tap, cupboard housing a wall mounted boiler serving domestic hot water and central heating systems, wood effect laminate flooring, smooth plastered ceiling, inset to ceiling spot lights, side aspect double glazed window.



Bedroom One

3.86m x 3.10m (12' 8" x 10' 2") Side aspect double glazed window, radiator, ceiling light point, power points.

Bedroom Two

3.86m x 3.16m (12' 8" x 10' 4") Power points, radiator, side aspect double glazed window, ceiling light point.

Bathroom

Modern Bathroom suite with shaped bath, mixer tap, wall mounted thermostatic shower unit over, wash hand basin with monobloc tap, cupboard beneath, wood effect laminate flooring, radiator, ceiling light point, extractor.

Outside

There is residents permit parking (on a first come, first served basis).

Additional Information

Unexpired Lease Term: 176 Years (Approx)

GR: Peppercorn

Maint: £588.88 Per annum.

Council Tax: TBC

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.

