



**HEARNES**  
WHERE SERVICE COUNTS

Upon entering the property is a wide entrance hall with two storage cupboards and double doors leading through to the living/dining room. With open plan accommodation and a delightful bright aspect, offering a pleasant outlook to the greenery which surrounds the block and doors leading onto the balcony. Leading off the dining area is a bedroom which could alternatively be used as a study/hobby room. The kitchen has a range of eye and low level cupboards, with integrated appliances including eye level Neff oven and grill, Neff dishwasher, space and plumbing for washing machine and space for fridge/freezer. The sizeable master bedroom has freestanding wardrobes and a tastefully designed ensuite with four piece suite comprising low flush WC, wash hand basin, large shower cubicle and bath. The second bedroom is also a generous size with a set of freestanding wardrobes. The second shower room completes the accommodation with a three piece suite comprising low flush WC, wash hand basin and large shower cubicle.

The grounds of the block are exceptionally well kept with several visitor parking spaces on a first come first serve basis, this property benefits from a double garage with power and electric up and over door.

Tenure: Share of Freehold

Service Charge: £675 per quarter (£2,700 per annum) which includes water and sewage.

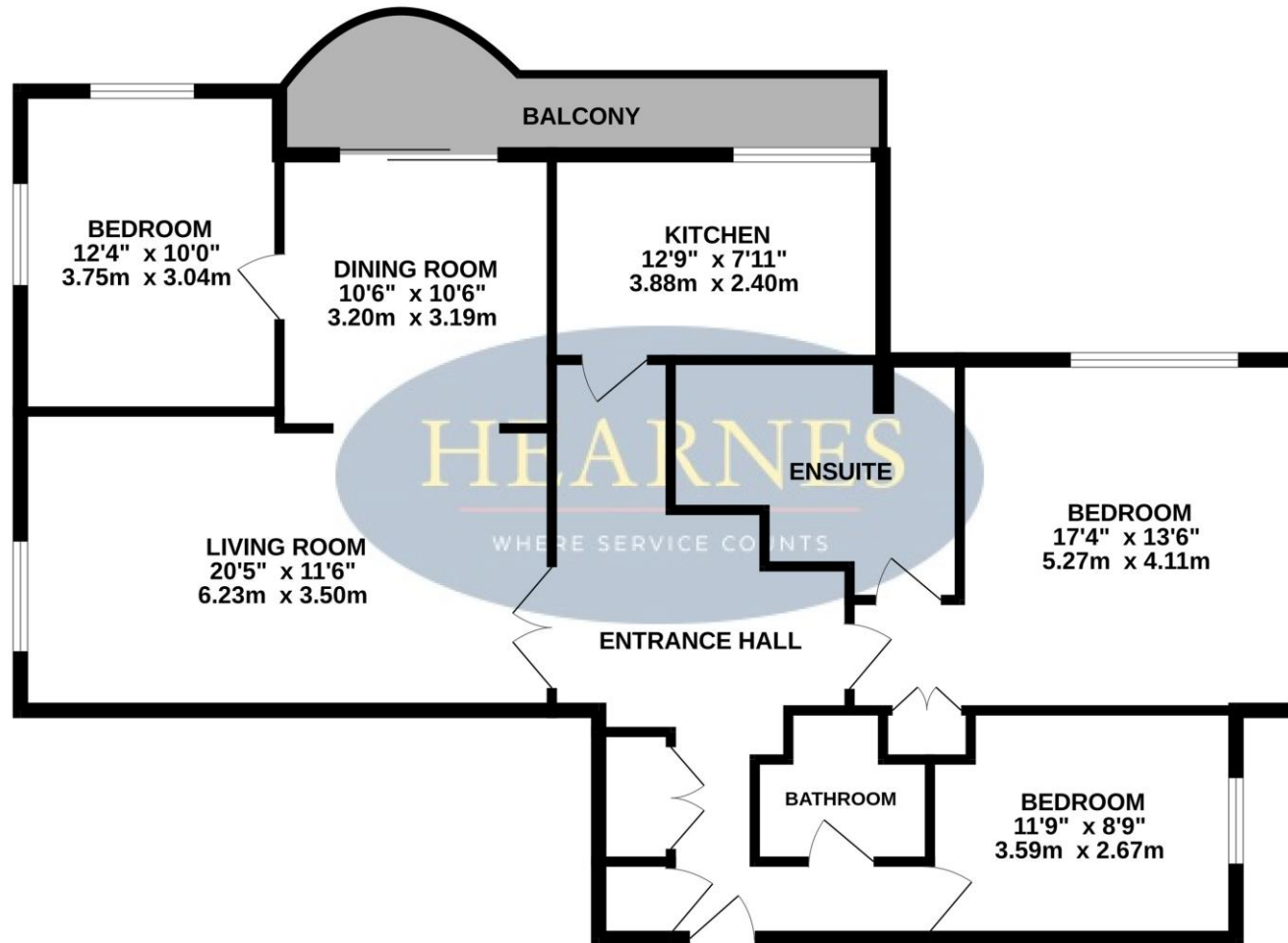
Pets and holiday lets are not permitted

**Council Tax Band: E EPC: To Follow**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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.



FOURTH FLOOR  
1163 sq.ft. (108.0 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.0 sq.m.) approx.

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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