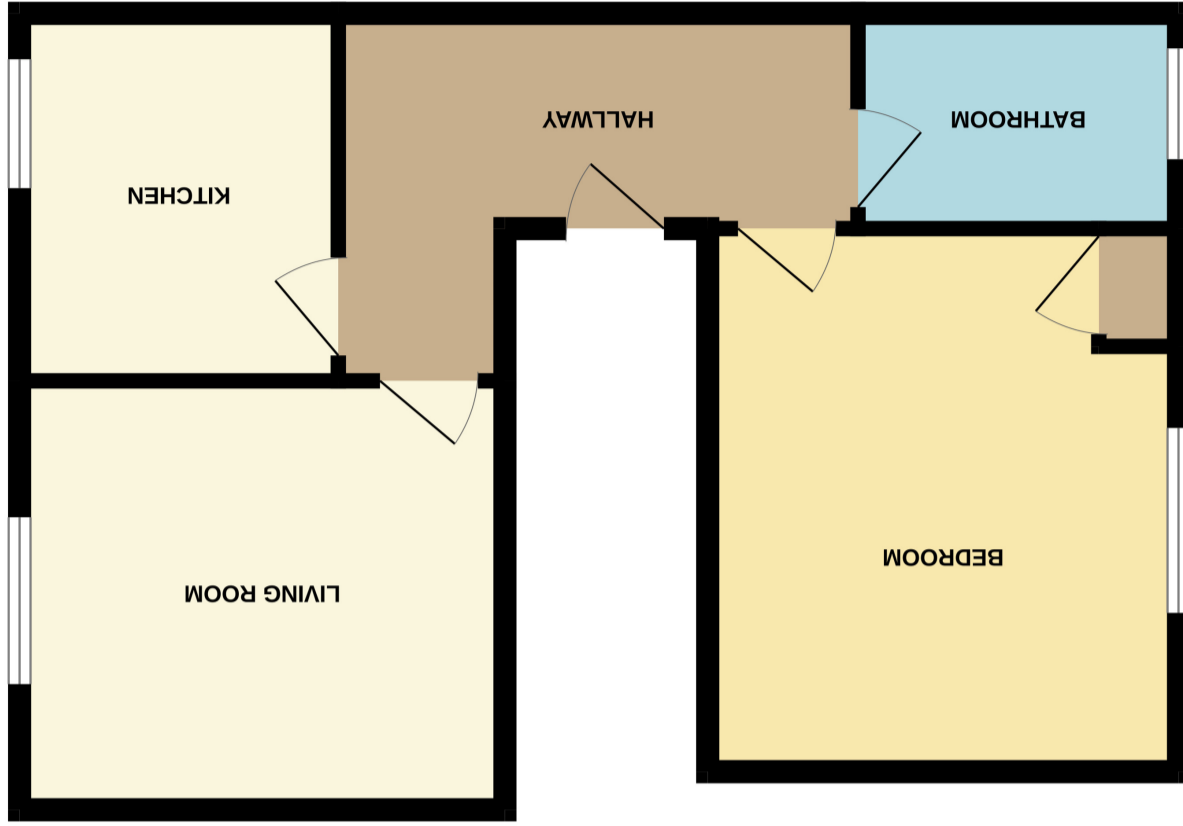


TOTAL FLOOR AREA - 511 sq.ft. (47.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for 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 efficacy can be given.  
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FIRST FLOOR  
511 sq.ft. (47.5 sq.m.) approx.





### Entrance

Door to Communal Entrance Hall, stairs leading to the first floor, door to Entrance Hall.

### Entrance Hall

Wood effect laminate flooring, coved ceiling, ceiling light point, access to all principle rooms.

### Living Room

3.81m x 3.34m (12' 6" x 10' 11") Spacious room, front aspect double glazed window, coved ceiling, power points, TV point, wood effect laminate flooring, radiator.

### Kitchen

2.80m x 2.48m (9' 2" x 8' 2") A good range of matching wall mounted and base units with work surfaces over, sink unit with mixer tap, space for a washing machine, space for a gas cooker, front aspect double glazed window, ceiling light point, part tiled walls, power points.

### Bedroom

3.97m x 3.61m (13' 0" x 11' 10") A good sized double bedroom, rear aspect double glazed window, cupboard housing a wall mounted boiler serving domestic hot water and central heating systems, wood effect laminate flooring, power points, coved ceiling, ceiling light point.

### Bathroom

2.48m x 1.68m (8' 2" x 5' 6") Modern suite comprising of a close coupled WC, wash hand basin with mixer tap, panelled bath with tiled surround, rear aspect double glazed window, ceiling light point, chrome heated towel rail.

### Outside

There is a communal garden predominately laid to lawn for the use of residents.

### Additional Information

Tenure - Leasehold  
Lease Term - 120 years remaining  
Ground Rent - £200 Per Annum  
Maintenance - £750 Per Annum  
Council Tax Band - A  
EPC Rating - Ordered. To Be Confirmed.



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.

