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£180,000

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OPEN



This top floor apartment with allocated parking is set within the heart of the town centre, convenient for the mainline rail station with fast and frequent trains to London St Pancras (within 50 minutes). The property has been designed to offer an open plan kitchen and living space in which to relax and entertain (with integrated kitchen appliances providing a streamlined look), plus a double bedroom with fitted wardrobes and modern bathroom. The property benefit from MVHR (mechanical ventilation with heat recovery) which continually circulates fresh air, heated in the winter and cool in the summer. EPC Rating: B.

## GROUND FLOOR

### COMMUNAL ENTRANCE HALL

Accessed via communal entrance door with security entry system. Stairs to second floor landing.

## SECOND FLOOR

### LANDING

Private entrance door to:

### ENTRANCE LOBBY

Entry phone system. Radiator. Wood effect flooring. Open storage area. Recessed spotlighting to ceiling. Doors to bedroom, bathroom and to:

## OPEN PLAN KITCHEN/LIVING AREA

Double glazed window. A range of base and wall mounted kitchen units with work surface area incorporating sink and drainer with mixer tap. Tiled splashbacks. Built-in oven and hob with extractor over. Integrated dishwasher, washing machine and fridge/freezer. Wood effect flooring to kitchen area. Radiator. Recessed spotlighting to ceiling.

## BEDROOM

Two double glazed windows. A range of fitted wardrobes. Radiator. Recessed spotlighting to ceiling.



## BATHROOM

Opaque double glazed window.  
Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin with mixer tap. Tiled splashbacks. Heated towel rail. Wood effect flooring. Recessed spotlighting to ceiling.

## OUTSIDE

### OFF ROAD PARKING

Allocated parking space to rear.

Current Council Tax Band: A.

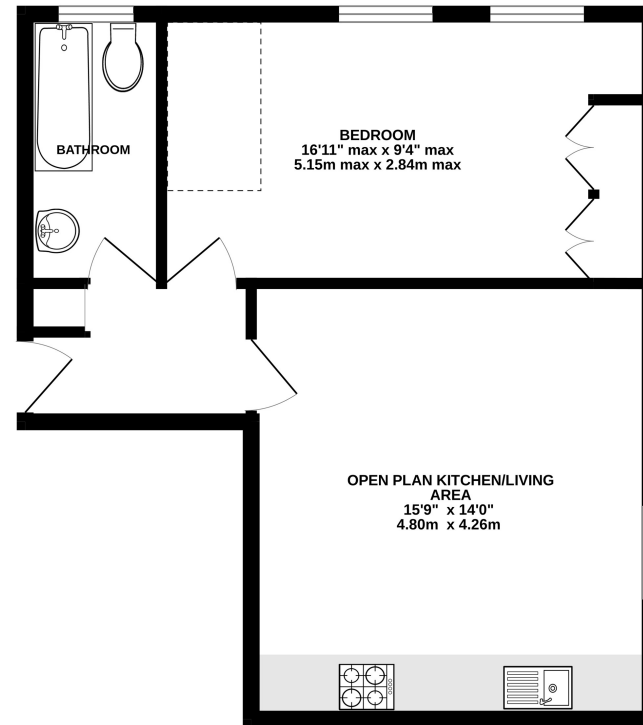
Lease: 999 years from 28/05/2019.

Ground Rent: Peppercorn.

Service Charge: £58.32 pcm (£699.84 per annum).



## SECOND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	82	82
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

## Viewing by appointment only

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