

What 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 operating efficiency can be given. Made with AutoCAD 2014



FIRST FLOOR
374 sq. ft. (34.8 sq. m.) approx.





Hall Way

3.0m x 1m (9' 10" x 3' 3") Security entry-phone system leading through to: Communal entrance hall: Stairs leading to first floor.

Open Plan Lounge/Dining Room

3.8m x 6.2m (12' 6" x 20' 4") Lounge area: Two front aspect double glazed windows, power points, tv point, radiator, inset to ceiling spotlights, coved ceiling.

Kitchen Area: A good range of matching wall mounted and base units with work surfaces over. Two side aspect double glazed windows, cupboard housing Combination boiler serving domestic hot water & central heating systems, power points, radiator, gas hob with extractor hood over, space for washing machine, space for fridge, integrated oven, inset to ceiling spotlights.

Bedroom

2.68m x 2.98m (8' 10" x 9' 9") Double bedroom with side aspect double glazed window, TV point, radiator, power points, ceiling light point.

Bathroom

2.08m x 1.5m (6' 10" x 4' 11") Panelled bath with tiled surround and shower head over, close coupled WC, pedestal wash basin with mixer tap, ceiling light point.

Outside

Parking: There is an allocated parking space conveyed with this property.

Additional Information

Service Charge - £422.03

General Reserve Fund - £130.00

Ground Rent - £75.00

Lease - 108 years (approx)



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