

2ND FLOOR

679 sq.ft. (63.0 sq.m.) approx.

LIVING / KITCHEN

BEDROOM 1

BEDROOM 2

BATHROOM

HALLWAY

81

81

Energy Efficiency Rating

Current

Potential

England, Scotland & Wales

EU Directive 2002/91/EC

Very energy efficient - lower running costs

Not energy efficient - higher running costs

A (92-100)

B (81-91)

C (69-80)

D (55-68)

E (39-54)

F (21-38)

G (1-20)

Whist 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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TOTAL FLOOR AREA : 679 sq.ft. (63.0 sq.m.) approx.





Entrance

Door leading through to communal entrance hall, stairs leading up to the first floor, door to an inner hallway with further stairs leading up to the second floor, door to Entrance Hall.

Entrance Hall

Smooth plastered ceiling, rear aspect double glazed windows, radiator, inset ceiling spotlights, access to all principle rooms, door to a storage cupboard with shelving.

Living Room/Kitchen

5.22m x 4.26m (17' 2" x 14' 0") Open plan kitchen area, range of matching wall mounted and base units with Corian work surfaces over, inset gas hob with built in oven underneath and stainless steel extractor over, stainless steel sink unit with mixer tap, part tiled walls, power points, integrated fridge, and freezer, integrated dishwasher, smooth plastered ceiling, inset ceiling spotlights, open plan through to living area.



Living Area: Part sloped ceiling, inset ceiling spotlights, rear aspect double glazed windows, radiator, TV points, power points.

Bedroom One

4.21m x 2.76m (13' 10" x 9' 1") Front aspect double glazed Velux windows, radiator, power points, part sloped ceilings, inset ceiling spotlights.

Bedroom Two

2.75m x 4.2m (9' 0" x 13' 9") Front aspect sash windows, radiator, power points, part sloped ceilings, inset ceiling spotlights.

Bathroom

4.21m x 1.62m (13' 10" x 5' 4") Modern suite with close coupled WC, panelled bath with tiled surround, thermostatic shower unit over, pedestal wash hand basin with mixer taps, part sloped ceilings, smooth plastered, inset ceiling light points, extractor, shaver point, heated towel rail, door to a large walk in cupboard housing a wall mounted Worcester boiler serving domestic hot water and central heating systems.

Outside

There is a parking area to the front of the property and parking is on a first come, first served basis (one space) there is a Garage which is for communal use.

Additional Information

Tenure: Share of Freehold

Lease Length: 125 years from 1st March 2012

Service Charge: As & when plus share of communal electricity. Currently £20 per month

Ground Rent: Nil

Building Insurance: £650 per annum (approx)

EPC Rating: B

Council Tax Band: B



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