

A photograph of a modern, multi-story residential building. The building features white horizontal siding and a brick base. It has a gabled roof and large windows. The building is situated on a street with a paved road in the foreground. The sky is clear and blue.

## The top photograph captures a bright and airy living room with a high, vaulted white ceiling. A large, plush leather sofa is positioned in the foreground, facing a coffee table. In the background, a matching leather armchair and another sofa are visible near large windows that offer a view of the outdoors. A television sits on a stand to the right, and a long wooden console table holds various decorative items. The floor is made of light-colored wood. The bottom photograph shows a modern kitchen with dark wood cabinetry and a black countertop. A stainless steel refrigerator is on the left, covered in magnets. The kitchen features a gas stove, an oven, and a sink with a window above it. A washing machine is integrated into the cabinetry on the right. The floor is a light-colored wood.

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Entrance Hall

Laminate floor, radiator, loft hatch and doors leading to;

Lounge

15' 7" x 12' 9" (4.75m x 3.89m) A light & airy lounge with laminate floor, radiators, double glazed windows and door to Juliet balcony.

Kitchen

11' 9" x 7' 5" (3.58m x 2.26m) A mix of wall and base units, free standing fridge freezer and washing machine (will be staying), integrated oven/hob, wall mounted boiler (serviced 2024), radiator and double glazed window.

Bedroom One

18' 10" x 12' 10" (5.74m x 3.91m) Large double bedroom with laminate floor, fitted wardrobes, radiator and double glazed window.

En Suite

Modern suite with shower, low level W.C., wash hand basin, heated towel rail and double glazed window.

Bedroom Two

13' 5" x 10' 4" (4.09m x 3.15m) Double bedroom with laminate floor, fitted units, radiator and double glazed window.

Bathroom

8' 1" x 6' 0" (2.46m x 1.83m) Modern suite with bath, separate shower, low level W.C., wash hand basin, heated towel rail and double glazed window.

Gated Parking

The vendor has informed us that the property comes with gated allocated parking for one car.

Lease & Service Charge Information

The vendors has informed us of the following information;

Lease Length - Over 900 Years remaining

Service Charge - £1296.37 every 6 months. (Includes ground rent and buildings insurance).

Area Information

Beaconsfield Road is located on the flat in the centre of town near a main bus route, walking distance to a range of local shops and supermarkets as well as a selection of well regarded schools.

