



TOTAL FLOOR AREA : 410 sq.ft. (38.1 sq.m.) approx.

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 approximately taken and no responsibility is taken for any 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.
Made with Metropix v2025



Entrance

Own entrance with door to:

Kitchen/Living Room

5.78m x 4.67m (19' 0" x 15' 4")

Kitchen Area: Smooth plastered ceiling, extractor, comprehensive range of matching wall mounted and base units with work surfaces over, inset hob with built in oven beneath and concealed extractor hood over, part tiled walls, power points, sink unit with mixer tap, space for washing machine, space for under counter fridge, open-plan through to the Living Room.

Living Room:

Electric heater, smooth plastered ceiling, inset ceiling light points, two double glazed windows offering a pleasant arched feature, TV point, power points, arch leading through to the Bedroom.

Bedroom (internal)

8.8m x 8.5m (28' 10" x 27' 11")

Electric heater, power points, smooth plastered ceiling, ceiling light point (this is an internal bedroom with no windows)

Bathroom

8.8m x 7.0m (28' 10" x 23' 0")

Close coupled WC, pedestal wash hand basin with mixer tap, tiled shower cubicle with electric shower, extractor, smooth plastered ceiling, ceiling light point, heated towel rail.

Additional Information

- Tenure - Leasehold
- Lease Term - 111 yrs remaining (approx)
- Service Charge - £2000 p/a
- Ground Rent - £195 p/a
- EPC Rating - D (76)
- Council Tax Band - B



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 item shown will be included in the property.

