



First Floor



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 Plan produced using The Mobile Agent.

MISREPRESENTATION ACT 1967.

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VIEWING RECOMMENDED. A well presented and spacious **FIRST FLOOR APARTMENT** situated in popular location. Accommodation comprising; two double bedrooms (master with en-suite), spacious living room with French doors opening onto Juliet balcony, good sized fitted dining kitchen with full range of integrated appliances and family bathroom with jacuzzi style bath. The property benefits from ample storage, gas central heating, communal gardens and parking.

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COMMUNAL HALLWAY

With stairs to first floor and access to the apartment.

APARTMENT HALLWAY

A spacious hallway with fitted wardrobes with internal lighting providing ample storage solutions, entrance door, airing cupboard with central heating boiler.



LOUNGE/DINING ROOM

21'2 x 13'7 (6.45m x 4.14m)

A good sized room with double glazed window, French doors opening onto a small Juliet balcony, opening onto;



FITTED DINING KITCHEN

11'6 x 10'4 (3.51m x 3.15m)

Fitted with a range of wall and base mounted units with granite work surfaces and matching returns, single drainer sink unit with mixer tap, fitted double oven with five ring gas

hob and extractor above, fitted fridge/freezer, fitted washing machine, fitted dishwasher, double glazed window, tiled flooring, radiator.



BEDROOM ONE

14'11 x 11'3 max (4.55m x 3.43m max)

Double glazed window, radiator, door to;



EN-SUITE

Corner shower cubicle, enclosed cistern WC, wash hand basin, tiled walls, heated towel rail, tiled flooring.



BEDROOM TWO

14'11 x 9'6 (4.55m x 2.90m)

Double glazed window, radiator.



BATHROOM

Jacuzzi style bath, enclosed cistern WC, wash hand basin, tiled flooring, tiled walls.



EXTERNALLY

There is residents parking spaces together with pleasant communal gardens surround the apartment blocks.

PLEASE NOTE

This property is currently tenanted until April 2023 - all photographs used show the apartment prior to the tenants moving in.

LEASE INFORMATION

Service charge is £544 per quarter plus £80 per quarter sinking fund
Ground rent £200 paid half yearly
Lease length 300 years from 2005