







This well presented two bedroomed first floor flat is situated in a quiet and popular location. Features include gas central heating, double glazing, lounge, fitted kitchen, en suite to bedroom one, stylish bathroom, allocated and visitor parking plus a 985 year lease.



- Double glazing
- Lounge 15'4 x 12'8
- Fitted kitchen 10'7 x 6'1
- Integrated appliances
- Bedroom one 11'10 x 8'8 with en suite
- Bedroom two 11'10 x 7'4
- Stylish bathroom
- Allocated and visitor parking
- 985 year lease







ENTRANCE HALL

Smooth plastered ceiling with inset spotlights, built-in cupboard housing water tank, further built-in cupboard, entry phone, radiator, power point, laminate floor.

LOUNGE

15'4 x 12'8 (4.67m x 3.86m)

Double glazed window to front, smooth plastered ceiling, radiator, power points, laminate floor.

FITTED KITCHEN

10'7 x 6'1 (3.23m x 1.85m)

Double glazed window to side, smooth plastered ceiling with inset spotlights, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated double oven, hob, canopy with extractor, fridge/freezer and dishwasher, space and plumbing for washing machine, partly tiled walls, under unit heater.

BEDROOM ONE

11'10 x 8'8 (3.61m x 2.64m)

Double glazed window to front, smooth plastered ceiling, fitted double wardrobe, radiator, power points, fitted carpet.

EN SUITE

Smooth plastered ceiling with inset spotlights, extractor fan, suite comprising shower cubicle, pedestal wash hand basin and low flush wc, partly tiled walls, radiator, vinyl floor covering.

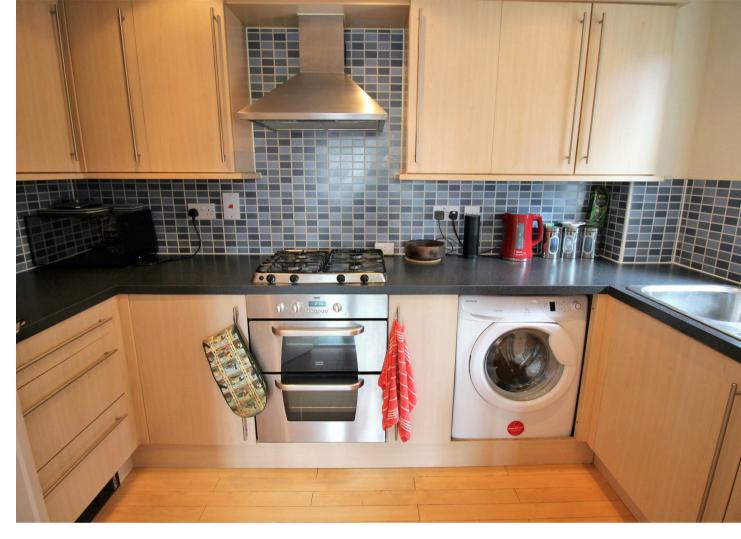
BEDROOM TWO

11'10 x 7'4 (3.61m x 2.24m)

Double glazed window to front, smooth plastered ceiling, radiator, power points, laminate floor.

BATHROOM

Smooth plastered ceiling with inset spotlights, extractor fan, suite comprising bath with independent shower unit above, pedestal wash hand basin and low flush wc, partly tiled walls, radiator, vinyl floor tiles.



EXTERIOR

Allocated and visitor parking.

LEASE DETAILS AND SERVICE CHARGES

Approximately 985 years remaining on lease Service charge: £110 per month Ground rent: Approx £100 per annum













Disclaimer: This brochure is for illustrative purposes only and, whilst every attempt has been made to ensure accuracy. Kempsters Estate Agents Ltd take no responsibility for any error, omission, mis-statement or use of any of the information shown. No appliances or main services have been checked.

