



## Woodland House, Naborough

£170,000

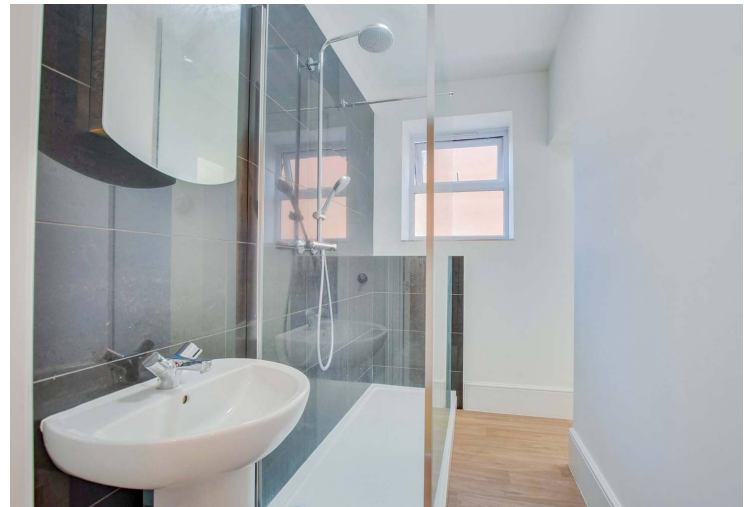
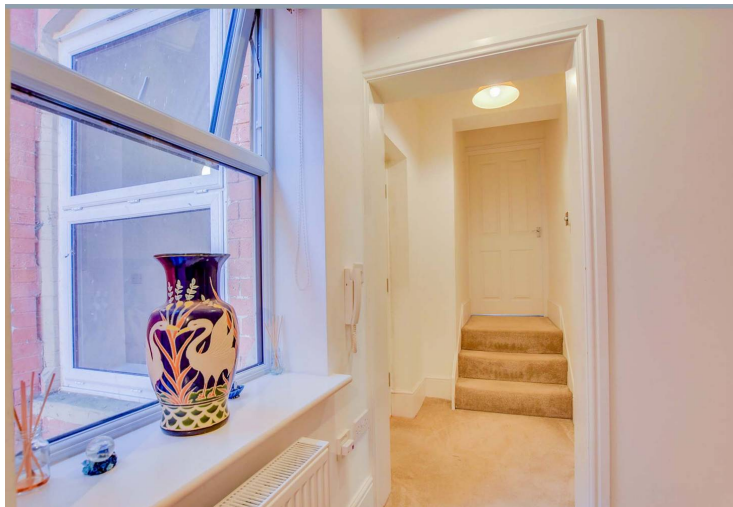
Situated within a CUL-DE-SAC in an attractive PERIOD PROPERTY that was converted to flats approximately 8 years ago, this first floor one bedroom maisonette style apartment retains a MODERN STYLE throughout.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C





### **Communal Entrance**

With stairs to first floor.

### **Entrance Hall**

With double glazed window to the front elevation, stairs to first floor, radiator.

### **Sitting Room**

14' 4" x 12' 9" (4.37m x 3.89m)

With double glazed window to the rear elevation, TV point, radiator.

### **Kitchen Dining Room**

12' 9" x 10' 3" (3.89m x 3.12m)

With double glazed window to the rear elevation, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, built-in oven and gas hob, filter hood, stainless steel splash back, built-in washing machine, built-in dishwasher, built-in fridge and freezer, vinyl floor, radiator.



### **Shower Room**

With double glazed window to the rear elevation, walk-in double shower cubicle with overhead rain forest shower and hand held shower, low-level WC, pedestal wash hand basin, vinyl floor, part tiled walls, radiator.

### **First Floor Landing**

With radiator.

### **Storage Cupboard**

### **Bedroom**

12' 7" x 10' 4" (3.84m x 3.15m)

With double glazed skylight window to the rear elevation, built-in cupboard, loft access, radiator.

### **Communal Garden**

### **Allocated Parking**

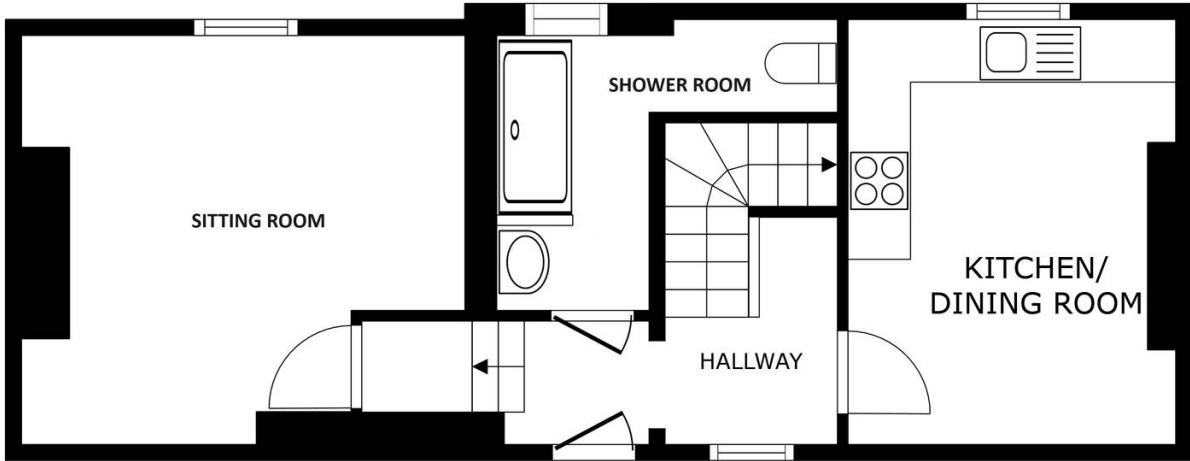
Allocated and visitor parking, bike store.

### **Lease Information:**

Service Charges: £1,945.50 Per Year

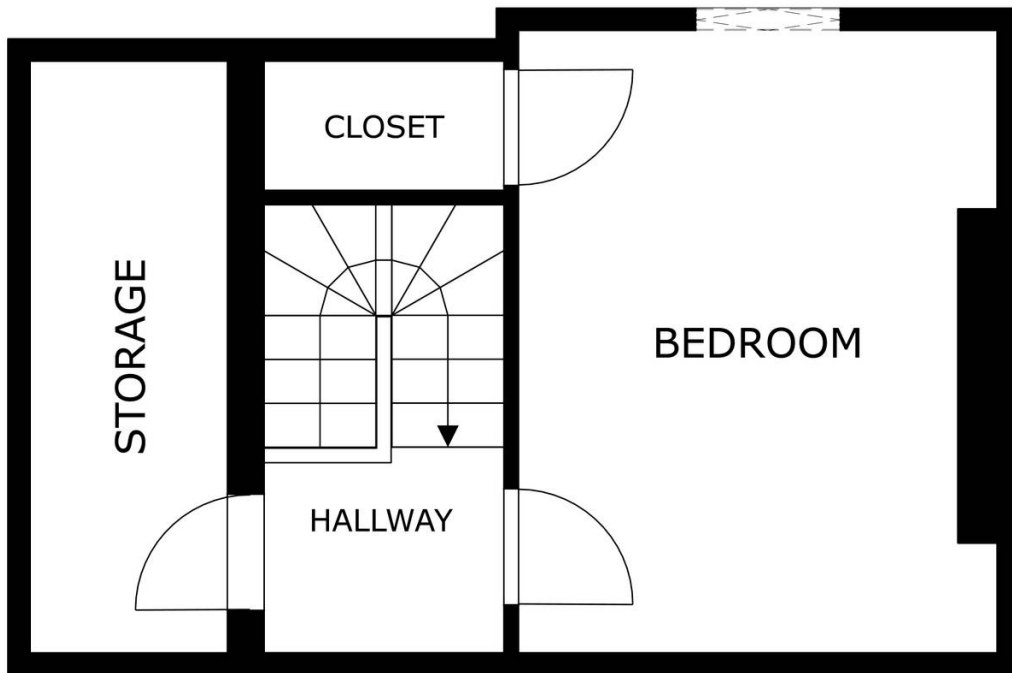
Ground Rent: £1,500 Per Year

Remaining Years on Lease: 115 Years



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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