





Property Description

A two bedroom first floor apartment with stair lift, being part of retirement complex having an emergency monitoring system with pull cords in every room, a wearable pendant with emergency push button and emergency intercom which is monitored 24 hours a day, situated in the village with its local shops and facilities. Briefly comprising reception hall, kitchen, bathroom, lounge, two bedrooms, one allocated parking space and communal gardens. No upward chain.

Approach

The property is approached via covered porch with front door intercom system for entry to communal entrance, having a newly installed stair lift leading to a private entrance into the flat.

Entrance Hall

Having radiator, two ceiling light points, doors leading into living room and bedrooms.

Kitchen

10' 11" x 7' 2" (3.33m x 2.18m)

Having a range of base and wall mounted units with work surface, single bowl stainless steel sink with drainer, space for automatic washing machine, appliances to include fridge freezer, built in electric oven with four ring gas hob, complementary tiling to splash back, wall mounted central heating boiler, double glazed window.

Lounge

14' 2" x 8' 11" (4.32m x 2.72m)

Upvc double glazed bay window to front elevation, radiator, two ceiling light points.

Bedroom One

10' 5" x 9' 11" (3.17m x 3.02m)

Double glazed wooden window to rear elevation, radiator, ceiling light point, optional free-standing wardrobe with hanging and shelving space.

Bedroom Two

10' 1" x 7' 10" (3.07m x 2.39m)

Wooden double-glazed window to the side, radiator, ceiling light point.

Bathroom

7' 1" x 6' 5" (2.16m x 1.96m)

Having a white suite of low-level flush WC, wash hand basin, further storage cupboard to the side, double shower cubicle with opening sides with shower rail, wall mounted shower, radiator, extractor fan, ceiling light point, door leading into airing cupboard with shelving for storage, loft hatch giving access to large part boarded roof space with lighting.

Communal Gardens

A lockable communal store is also available.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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EPC Rating: D

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This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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