







## Property Description

A lovely two bedroom ground floor apartment situated in the sought after location in the centre of Meriden Village with views over the duck pond. Briefly comprising, lounge, kitchen, two bedrooms and bathroom. In addition there is communal parking.

## Approach

Front door leads through to entrance hall.

## Lounge/Kitchen/Diner

17' 3" Max x 11' 3" Max ( 5.26m Max x 3.43m Max )

## Lounge Area

Having feature fireplace with electric fire fitted window to the rear wood affect flooring.

## Kitchen

Fitted with a range of base and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap, appliances to include double electric oven with combination microwave, induction hob with cooker hood above, integrated dishwasher, washer dryer and fridge freezer, window to the rear.

## Bedroom One

13' Max x 9' 11" Max ( 3.96m Max x 3.02m Max )

Fitted wardrobes providing hanging and shelving space, extra storage space over bed, and dressing area, window to the front with fitted shutters.

## Bedroom Two

8' 4" x 7' 1" ( 2.54m x 2.16m )

Window to the front with fitted shutters.

## Family Bathroom

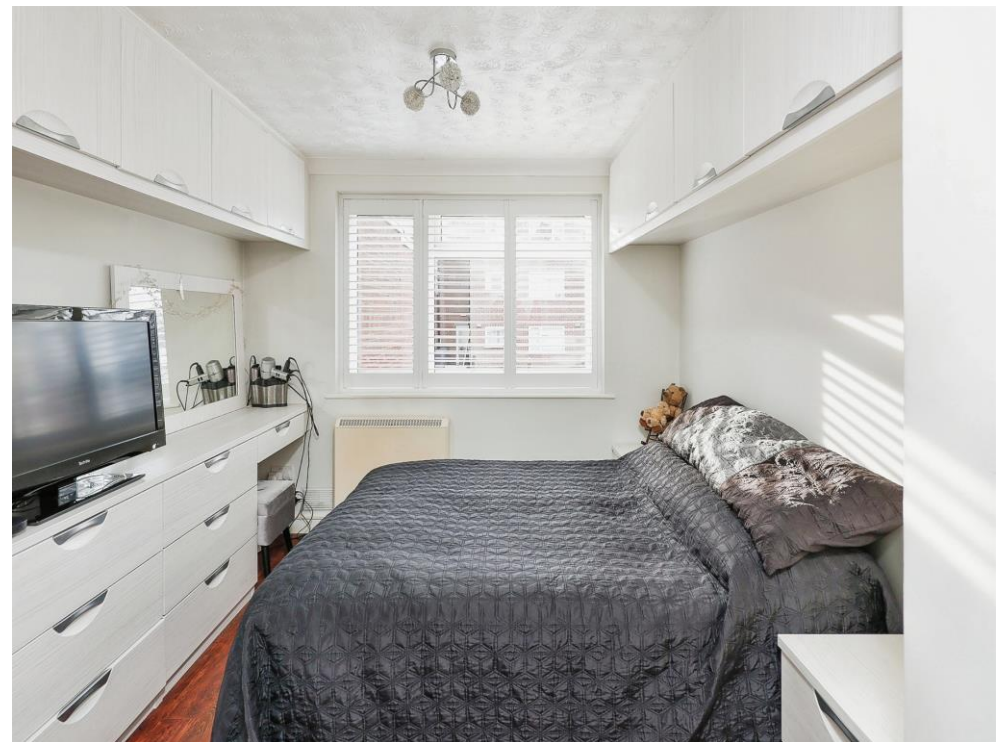
Fitted with a white suite comprising of low level WC, wash hand basin, bath with electric shower over with shower screen, mirrored cosmetics cabinet, obscure glazed window to the side.

## Outside

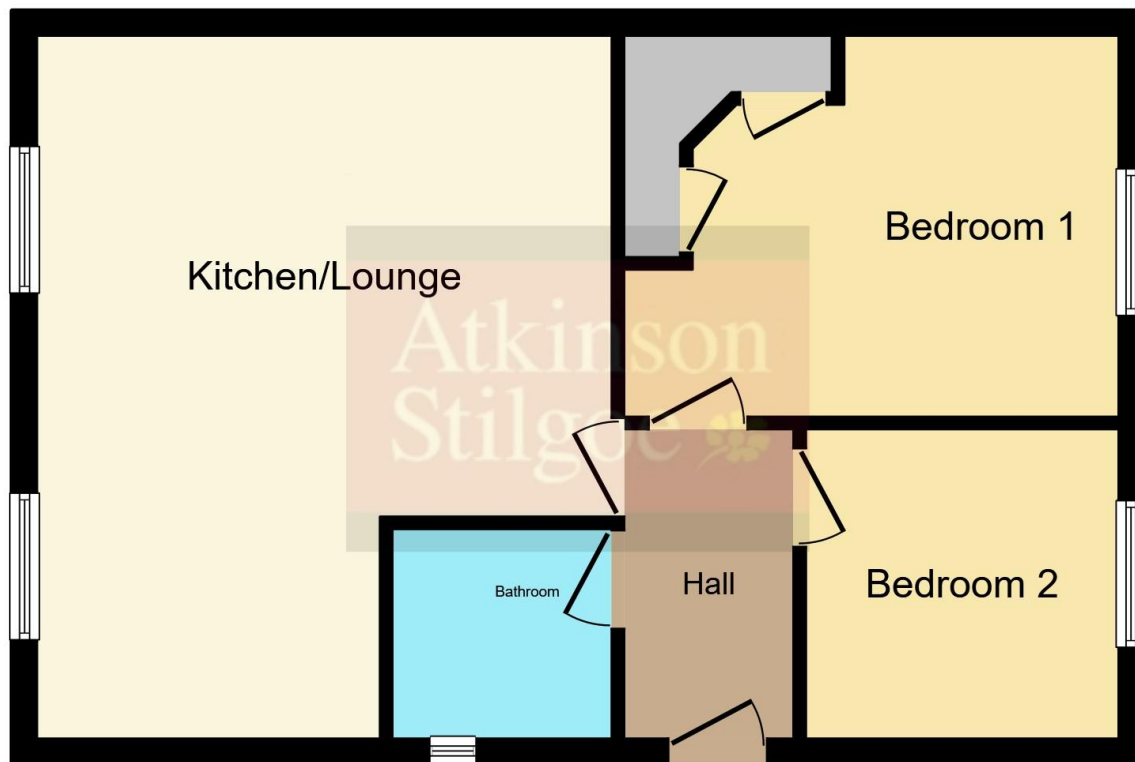
Communal parking to the front and side of the property and communal garden to the rear.

## Agents Note

'The term of the lease is 99 years from 24/10/2006 which means there are currently 80 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries'







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](http://www.focalagent.com)

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**EPC Rating: E**

**view this property online [atkinsonstilgoe.co.uk/Property/BAL106328](http://atkinsonstilgoe.co.uk/Property/BAL106328)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Oct 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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Property Ref: BAL106328 - 0003



Tenure: Leasehold

