



## 16 ST THOMAS COURT OLD ST MICHAELS DRIVE,

GUIDE PRICE £250,000

2 Bedrooms | 1 Bathrooms | 1 Receptions

\* EXCLUSIVE LOCATION \* Situated within the Award Winning OLD ST MICHAELS development, Branocs Estates are delighted to offer this FIRST FLOOR executive apartment, offering LARGE accommodation available with NO ONWARD CHAIN. The property is presenting to an outstanding specification with a fully fitted kitchen with integral appliances, spacious living area with high ceilings and character feature fireplace, two double bedrooms, and offers panoramic views of three pristinely maintained communal gardens. Offering two allocated parking spaces, we strongly urge an early viewing appointment to appreciate the size of accommodation on offer.



## ACCOMODATION

### Entrance Hall

Solid entrance door leading to inner hallway with window overlooking communal gardens, carpet flooring, and door leading to Lounge

### Lounge (19' x 17'9)

Spacious Lounge with high ceilings, range of windows to front and rear aspect with garden views, feature cast iron fireplace with surround, TV point, door leading to kitchen.

### Kitchen/Diner (15'9 x 8'10)

Tiled flooring, range of windows to front and rear aspect, utility closet housing wall mounted gas boiler with plumbing for Washing Machine, space for Dining Table, leading to kitchen suite with matching wall and base level units with edged work surfaces, fully fitted comprising integral oven, four ring gas hob with extractor over, Microwave, Fridge-Freezer and Dishwasher. Breakfast bar, inset sink with mixer tap and drainer. Door leading to further hallway with doors off to Bedrooms and Bathroom.

### Master Bedroom (11'6 x 11'6)

Carpet flooring, window to rear aspect with garden view, radiator, TV point

### Bedroom Two (10'10 x 9'6)

Carpet flooring, radiator, window to rear aspect with garden view, phone and TV points.

### Bathroom

Elegant bathroom suite with window to front, radiator, panel bath with mixer tap and shower over, low level WC with inset flush, wall mounted hand wash basin, chrome heated towel rail, full length vanity mirror, shaving point.

## OTHER

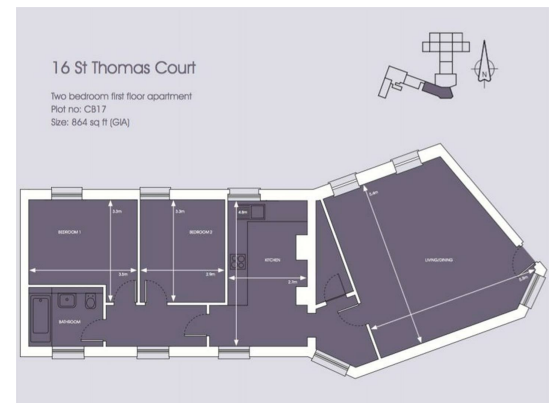
### General

This property is available LEASEHOLD with 160 year lease remaining. The vendor has advised that the current annual ground rent is £300 per annum and the annual service charge equates to £3,300.00 per annum. The property comes with TWO allocated parking spaces, however facilities are provided on site for bicycle storage. This property is available with NO ONWARD CHAIN.

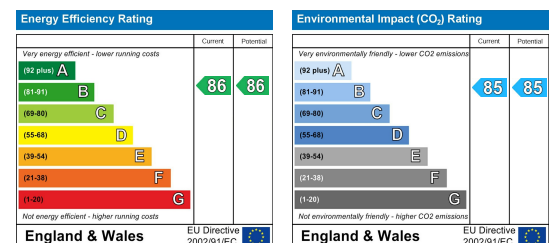
## Area Map



## Floor Plans



## Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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