





Entrance Hall

Hard wood front door. Electric heater. Coat cupboard housing consumer unit. Airing cupboard housing hot water system with storage space. Further doors leading to:-

Living Room

Patio doors and window leading to patio area over looking the communal garden. Coved ceiling. Electric heater. Opening onto:-

Kitchen

A modern re-fitted kitchen with double glazed window to side. A range of wall and base mounted units with marble effect roll top work surfaces. Stainless steel sink unit with mixer tap and tiled splash backs. Integrated Neff oven and ceramic hob. Integrated dishwasher. Space and plumbing for washing machine and fridge/freezer.

Shower Room

A re-fitted fully tiled shower room comprising: Double shower cubicle with Aqualisa shower and sliding glazed door. Wash hand basin with mixer tap. Low level WC. Chrome heated towel rail. Shaver point. Extractor fan. Vinyl flooring.

Bedroom

Coved ceiling. Double glazed window to rear. Fitted wardrobes. Electric heater.

Communal Rooms

Large communal Lounge area hosting various social events detailed on the notice boards. Communal games room. Two communal drying rooms.

Parking

Residents and guest parking.

Lease

152 years remaining.

Service Charge

£591.29 per quarter to include 24 hour monitoring service.

