







### Entrance

Coved ceiling. Airing cupboard housing hot water system. Additional storage cupboard. Electric heater. Doors to:-

### Living Room

Double glazed window to rear. Coved ceiling. Electric heater. Opening onto:-

### Kitchen

A modern well presented kitchen with a range of wall and base mounted units with roll top work surfaces. Inset stainless steel sink unit with drainer and tiled splash back. Electric oven and ceramic hob with extractor fan over. Space for fridge/freezer. Plumbing for washing machine. Vinyl flooring.

### Bedroom

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

### Shower Room

A walk in double shower cubicle with Mira electric shower. Pedestal wash hand basin. Low level WC. Electric heater and towel rail. Extractor fan. Part tiled walls and vinyl flooring.

### Communal Garden

Well maintained communal gardens throughout the development.

### Communal Lounge

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

£674.95 per quarter to include 24 hour monitoring service.

### Ground Rent

N/A

