







**Communal entrance**

Secure entry door system. Stairs to all floors.

**Entrance Hallway**

Storage cupboard. Doors to:-

**Kitchen**

Double glazed window. A rang of wall and base units with breakfast bar and roll top work surfaces. Stainless steel sink unit with mixer tap and tiled splash back. Integrated electric oven with ceramic hob and extractor fan. Space and plumbing for washing machine. Space for fridge freezer. Wall mounted Gas central heating boiler.

**Living Room**

Double glazed windows and door leading to balcony. Coved ceiling. Radiator.

**Master Bedroom**

Double glazed windows. Coved ceiling. A range of fitted wardrobes.

**Bedroom Two**

Double glazed windows. Coved ceiling. A range of fitted wardrobes.

**Bathroom**

Double glazed window. Panelled bath mixer tap and shower attachment. Pedestal wash hand basin. WC. Radiator. Tiled walls and tiled flooring.

**Out Building**

An external lock up storage cupboard.

**Parking**

Residents permit parking.

**Lease**

The property will be sold with a newly extended Lease of 180 years.

**Service Charge**

£1019.62 per annum.

**Ground Rent**

N/A

**EPC rating D**

**Council Tax band C**

