





Communal entrance

Stairs and lift to all floors. Rear communal door leading to residents car park.

Entrance Hallway

Entry phone system. Down lighters. Radiator. Wood effect flooring. Airing cupboard housing hot water system. Doors to:

Open plan living room/ kitchen

Dual aspect windows. Down lighters. Radiators. Wood effect flooring.

Kitchen

A modern bathroom white gloss kitchen with a range of wall and base mounted units with quartz stone work surfaces and up stands. A range of integrated appliances to include:- Electric oven with ceramic hob and extractor fan over, fridge/freezer, dishwasher, washer/dryer and microwave.

Master Bedroom

Double glazed windows. Down lighters. Radiator. A range of fitted wardrobes.

En-Suite Shower Room

Glazed shower cubicle. Vanity wash hand basin. WC. Wall mounted mirror. Shaver point. Down lighters. Extractor fan. Fully tiled.

Bedroom Two

Double glazed windows. Down lighters. Radiator.

Bathroom

A modern bathroom suite comprising: Panelled bath with glazed shower screen, mixer tap and shower over. Vanity wash hand basin. WC. Wall mounted mirror. Shaver point. Down lighters. Extractor fan. Fully tiled.

Parking

Off street residents parking space located in the carpark to the rear of development.

Lease

113 years remaining.

Service Charge

£1700 per annum.

Ground Rent

£396 per annum.

Council Tax band D

EPC rating band E

