







#### Communal entrance & stairway

Communal entrance and stairs to first floor. Hardwood front door to entrance hall.

#### Entrance Hall

Laminate flooring. Door intercom system.

#### Living Room

Laminate flooring. New programmable Economy 7 storage/convactor radiator.

#### Kitchen

Double glazed window to front. A well fitted modern range of base units and wall cupboards with granite worktops. Stainless steel single bowl sink unit with mixer tap. Integrated stainless steel double oven. Ceramic hob with extractor hood over. Integrated Hotpoint fridge/freezer. Free standing Hotpoint washing machine. Ceramic tiled floor. Tiled splashbacks.

#### Bedroom One

Double glazed window to rear overlooking attractive communal garden. New programmable Economy 7 storage/convactor radiator.

#### Bedroom Two

Double glazed window to rear.

#### Bathroom

A modern white bathroom suite comprising: Panelled bath with mixer tap & shower attachment. Mira electric shower over. Pedestal wash hand basin. Low level w.c. Part tiled walls. Ceramic tiled floor. Chrome electric towel rail radiator. Airing cupboard housing new pressurised hot water cylinder, digital programmer plus storage space.

#### Communal Gardens

Attractive communal gardens. Laid to lawn, mature shrubs, bushes and trees. Flower beds.

#### Parking

Residents parking.

#### Lease

101 years remaining

#### Maintenance Charge

£1879 for the current year

#### Ground Rent

£22 per annum

