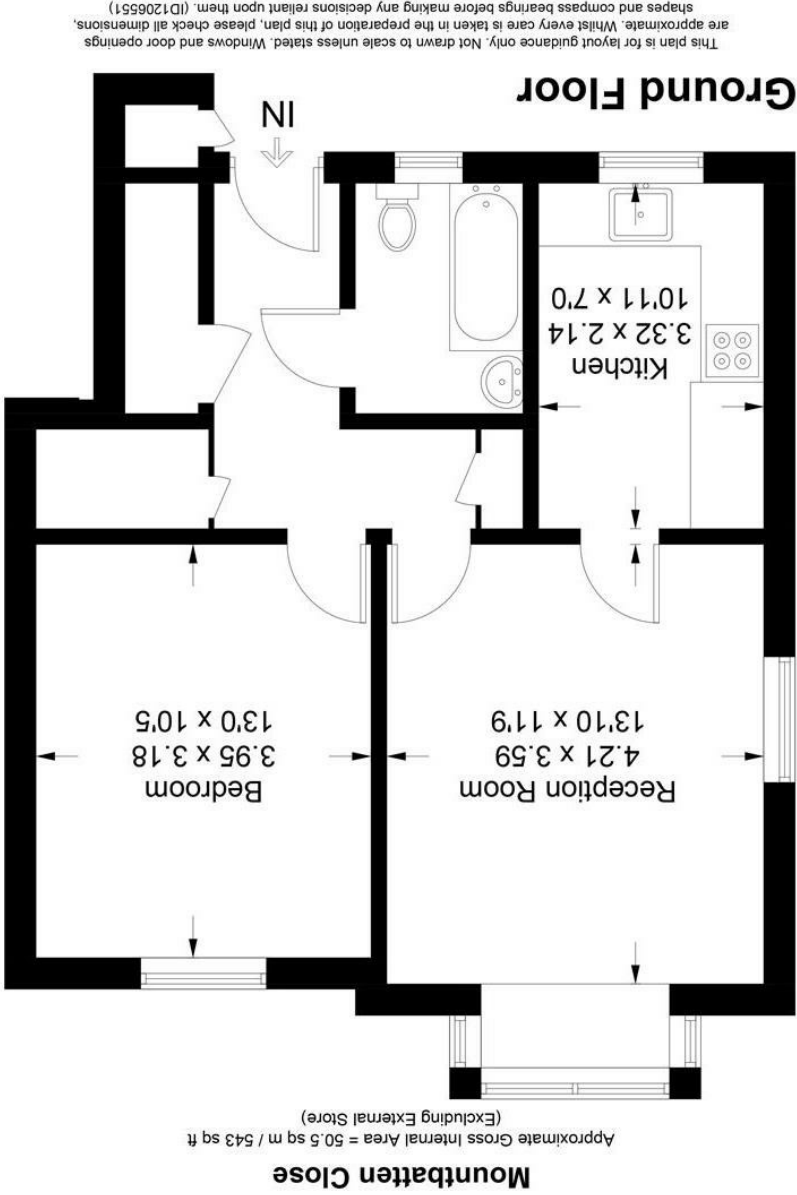
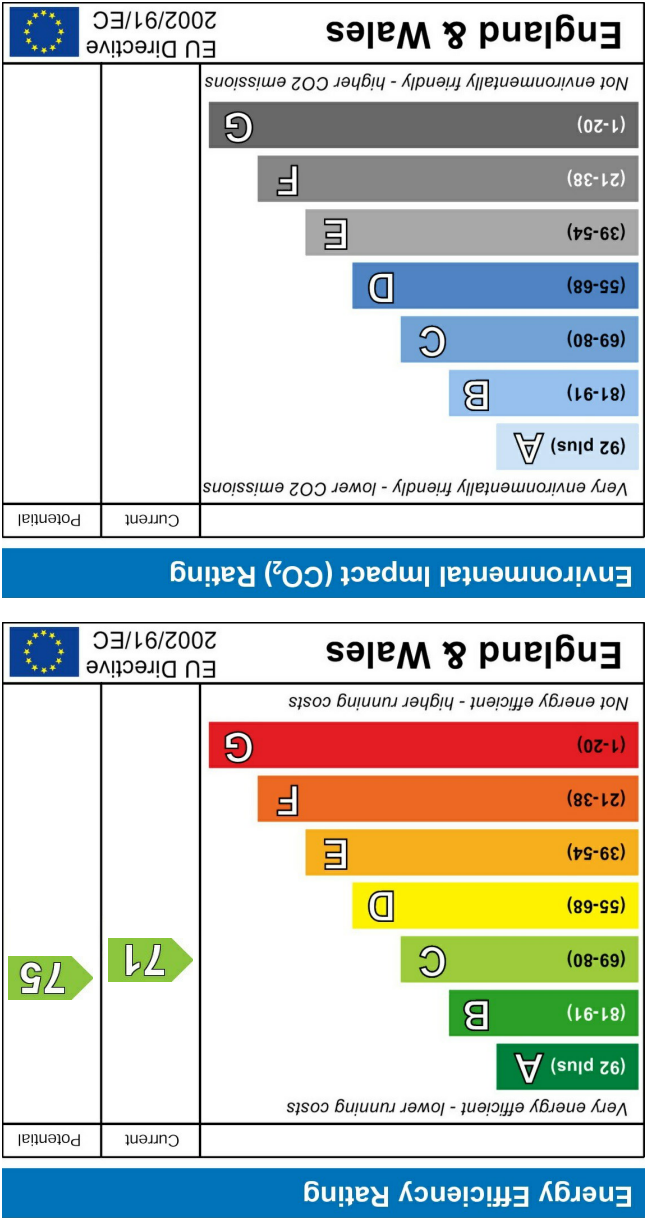






A generous size ground floor one bedroom maisonette presented in good order throughout on the eastern side of City within easy reach of the City centre, station and motorway links. The property includes a modern well maintained kitchen and bathroom with access to communal garden and parking and benefits from an extended lease with 176 years remaining. In our opinion this property would make an ideal first time purchase or investment.

Entrance Hallway

External storage cupboard. Part glazed UPVC front door. Two built in storage cupboards plus airing cupboard. Wood effect flooring. Radiator. Doors to:

Living Room

Double glazed box bay window to rear and further double glazed window to side. Radiator. Wood effect flooring. Door to:-

Kitchen

A modern range of wall and base units with roll top work surfaces. Inset stainless steel sink unit with mixer tap and tiled splash back. Space for freestanding cooker, fridge/freezer. Plumbing for washing machine. Wall mounted Vaillant gas boiler. Radiator. Double glazed window to front.

Bedroom

Double glazed window to rear. Radiator. Wood effect flooring.

Bathroom

Frosted window to front. Modern suite in white comprising panelled bath with Triton electric shower and glazed shower screen over. Low level WC. Vanity wash hand basin. Tiled floor.

Communal Gardens

A good size well maintained communal garden and drying area with rotary lines.

Parking

Ample parking in both bays and on street.

Lease

176 years remaining.

Ground Rent

Not applicable

Service Charge

Approximately £580 for the current year to include building insurance.

