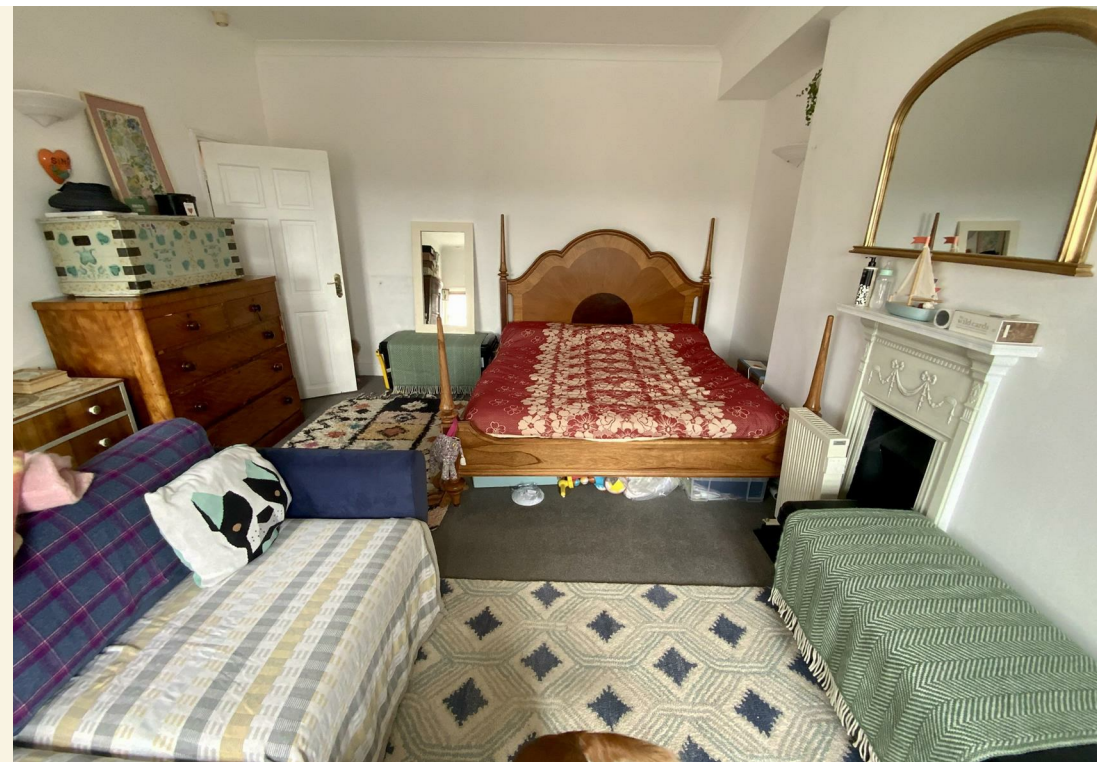






A WELL PRESENTED third floor STUDIO FLAT in a CONVERTED GRADE II LISTED building near to SEVEN DIALS. The accommodation comprises entrance hall, 17'2 WEST ASPECT STUDIO ROOM, WEST ASPECT KITCHEN, BATHROOM, SHARE OF FREEHOLD, EPC F.

- VIDEO TOUR AND FLOORPLAN
- THIRD FLOOR STUDIO FLAT
- CONVERTED GRADE II LISTED BUILDING
- 37 SQUARE METERS
- 17'2 x 14' WEST ASPECT STUDIO
- SEPARATE KITCHEN
- BATHROOM
- SHARE OF FREEHOLD
- ROOF TOP VIEWS TO SEA
- ADDITIONAL STORAGE CUPBOARDS







### **THIRD FLOOR**

#### **STUDIO ROOM**

Two West aspect sash windows with roof top views to the sea, ceiling coving, feature cast iron fireplace.

#### **EXTERNAL**

#### **ENTRANCE HALL**

Entryphone system, cupboard.

#### **KITCHEN**

Fitted with a range of eye level wall cupboards and base cupboards, stainless steel single bowl single drainer sink unit with mixer tap, work tops with tiled splashbacks, plumbed space for washing machine, space for further appliance, West aspect window.

#### **STORAGE CUPBOARDS**

Located on communal half landing, two cupboards measuring 3'5 x 2'8.

#### **BATHROOM**

Fitted with white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level close coupled WC, recessed downlighting, chrome heated towel rail, West aspect window.

#### **ADDITIONAL INFORMATION**

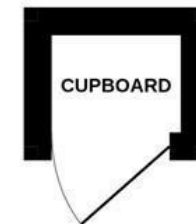
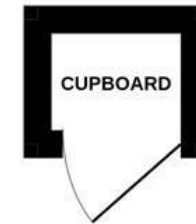
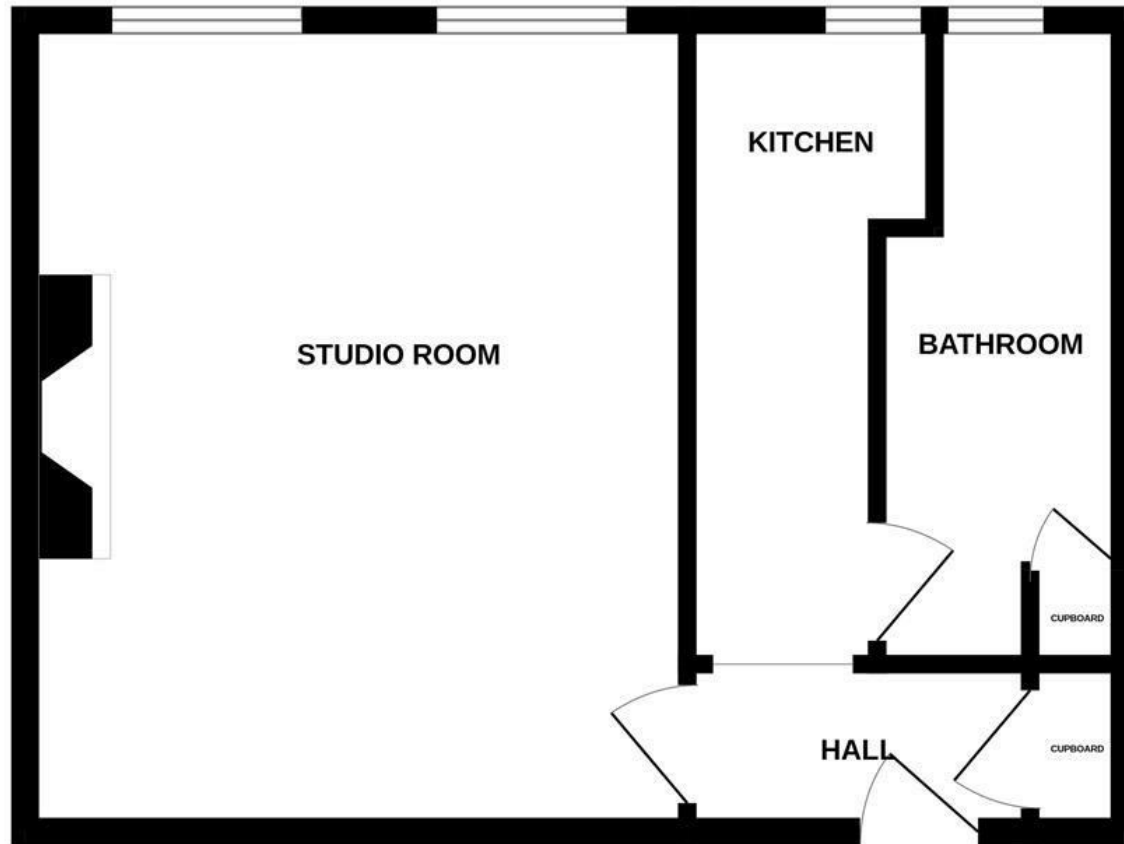
Lease - 991 years remaining - Share of Freehold

Maintenance - £2,500 P.A.

Ground Rent - £0

Council Tax Band A - £1,637.19

THIRD FLOOR  
407 sq.ft. (37.9 sq.m.) approx.

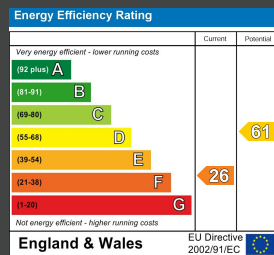


TOTAL FLOOR AREA : 407 sq.ft. (37.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ENERGY PERFORMANCE CERTIFICATE (EPC)



**Council Tax Band: A**

**Maintenance: n/a**

**Lease Length: n/a**

**Ground Rent: n/a**

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