





A WELL PRESENTED one bedroom third floor flat in a CONVERTED GRADE II LISTED BUILDING located in SOUGHT AFTER BRUNSWICK TOWN. The accommodation comprises split level entrance hall, OPEN PLAN LOUNGE/KITCHEN, MODERN KITCHEN AREA, MODERN BATHROOM, GAS CENTRAL HEATING, EPC C.

- VIDEO TOUR AND FLOORPLAN
- THIRD FLOOR (TOP) FLAT
- CONVERTED GRADE II LISTED BUILDING
- SOUGHT AFTER BRUNSWICK TOWN
- OPEN PLAN LOUNGE/KITCHEN
- MODERN FITTED KITCHEN AREA
- MODERN BATHROOM
- ONE BEDROOM
- GAS CENTRAL HEATING





## **SECOND FLOOR**

### **ENTRANCE**

Stairs rising to:

## **THIRD FLOOR**

### **HALLWAY**

West aspect double glazed sash window, recessed downlighting, entry phone system, cupboard housing boiler, further cupboard.

### **OPEN PLAN LOUNGE/KITCHEN**

Three sash windows to bay, further sash window, ceiling spotlights, upright radiator, further radiator.

### **KITCHEN AREA**

Modern fitted kitchen comprising eye level wall cupboards and base cupboard and drawer units, Oak worktops, tiled surround, ceramic one and a quarter bowl single drainer sink unit with mixer tap, electric oven, gas hob with stainless steel extractor hood over, plumbed space for washing machine, space for further appliance.

### **BATHROOM**

Fitted with white suite comprising panelled bath with period style mixer tap with shower attachment, screen to side, pedestal wash hand basin with mixer tap, fitted mirror over, low level close coupled WC, ceiling spotlights, part tiled, part painted wood panelling to walls, extractor fan, chrome ladder style heated towel rail.

### **BEDROOM**

West aspect double glazed window, radiator.

### **ADDITIONAL INFORMATION**

Lease - Approximately 125 years

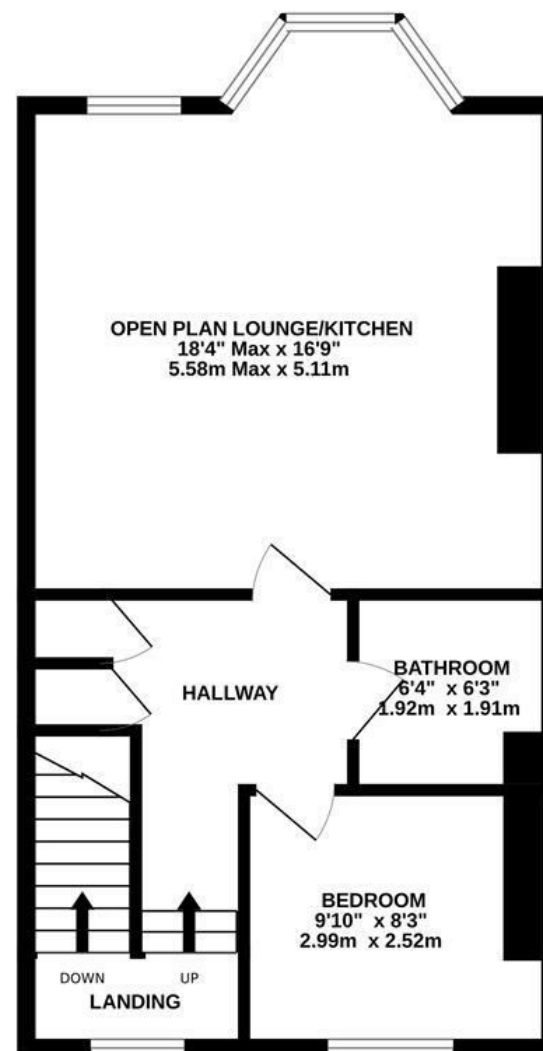
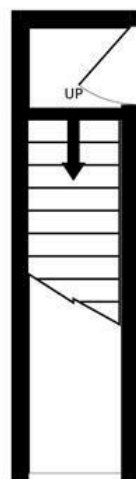
Maintenance - Adhoc - Rear currently being renovated, commonways done last year.

Ground Rent - £50 P.A.

COUNCIL TAX BAND A - £1,637.19

SECOND FLOOR  
51 sq.ft. (4.7 sq.m.) approx.

THIRD FLOOR  
503 sq.ft. (46.8 sq.m.) approx.



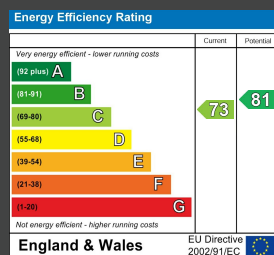
TOTAL FLOOR AREA : 554 sq.ft. (51.5 sq.m.) approx.

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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