





A STYLISH AND BEAUTIFULLY PRESENTED one bedroom first floor flat in a CONVERTED PERIOD BUILDING in this HIGHLY SOUGHT AFTER ADDRESS. The accommodation comprises OPEN PLAN LOUNGE/KITCHEN, FITTED KITCHEN AREA, EN SUITE SHOWER ROOM, COMMUNAL GARDEN, SHARE OF FREEHOLD, EPC C.

- VIDEO TOUR AND FLOORPLAN
- STYLISH AND BEAUTIFULLY PRESENTED
- FIRST FLOOR FLAT
- SOUGHT AFTER ADDRESS
- OPEN PLAN LOUNGE/KITCHEN
- FITTED KITCHEN AREA
- ONE BEDROOM
- EN SUITE SHOWER ROOM
- WEST ASPECT COMMUNAL GARDEN
- SHARE OF FREEHOLD







## FIRST FLOOR

### OPEN PLAN LOUNGE/KITCHEN

Three sash windows to bay, battened ceiling, ceiling rose, picture rail, feature fireplace with wooden mantle and tiled hearth, two radiators.

### KITCHEN AREA

Fitted kitchen area comprising worktops, inset circular sink unit with mixer tap, electric oven, electric hob with coloured glass splashback and stainless steel extractor hood over, washing machine, dishwasher, fridge/freezer, laminated wooden flooring.

### BEDROOM

Sash window, fitted cupboard, wall mounted combination boiler, radiator, door to:

### SHOWER ROOM

Fitted with white suite comprising tiled shower cubicle, wash hand basin with mixer tap and cupboard under, low level WC, recessed downlighting, ladder style heated towel rail, extractor fan, laminated wooden flooring, two frosted glass windows.

### COMMUNAL GARDEN

West aspect, lawned with borders, accessed via side gate.

## EXTERNAL

### STORAGE CUPBOARD

Located on half landing in communal hallway.

### ADDITIONAL INFORMATION

Lease - Share of Freehold with 999 year lease from 1985

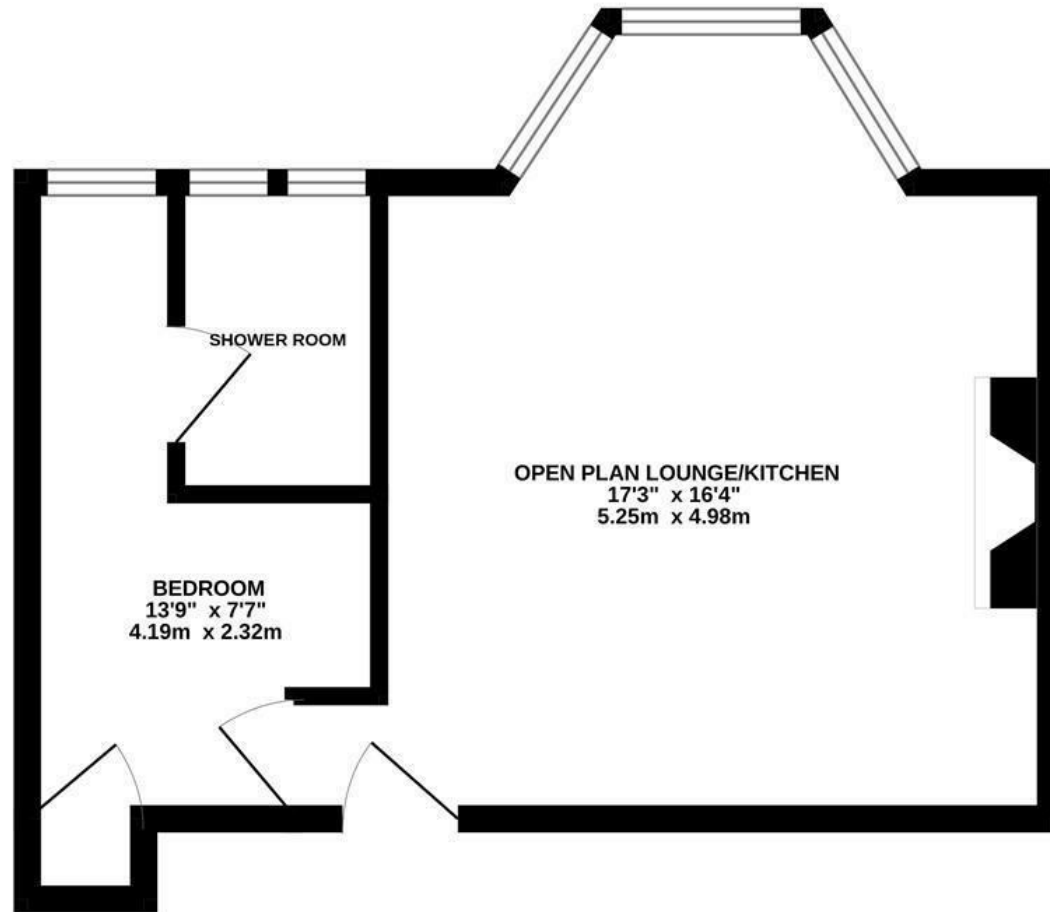
Maintenance - £1,560

Ground Rent - £0

Council Tax Band A - £1,637.19



FIRST FLOOR  
325 sq.ft. (30.1 sq.m.) approx.



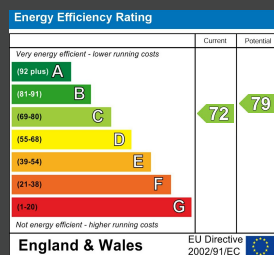
TOTAL FLOOR AREA : 325 sq.ft. (30.1 sq.m.) approx.

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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