



A STYLISH AND BEAUTIFULLY PRESENTED first floor balcony flat in a CONVERTED GRADE II LISTED BUILDING in SOUGHT AFTER BRUNSWICK TOWN. The accommodation comprises OPEN PLAN LOUNGE/KITCHEN, FITTED KITCHEN AREA, BALCONY, BEDROOM, OCCASIONAL BEDROOM, SHOWER ROOM, PERIOD FEATURES, SHARE OF FREEHOLD, NO ONGOING CHAIN, EPC C.

- STYLISH AND BEAUTIFULLY PRESENTED
- FIRST FLOOR BALCONY FLAT
- GRADE II LISTED BUILDING
- SOUGHT AFTER BRUNSWICK TOWN
- OPEN PLAN LOUNGE/KITCHEN
- ONE BEDROOM + OCCASIONAL BEDROOM
- SHOWER ROOM
- PERIOD FEATURES
- SHARE OF FREEHOLD
- NO ONGOING CHAIN





FIRST FLOOR

ENTRANCE HALL

OPEN PLAN LOUNGE/KITCHEN

Two floor to ceiling sash windows giving access to BALCONY, ornate ceiling coving, picture rail, feature fireplace with marble mantle, cast iron inset and stone hearth, range of fitted cupboards and shelving, two radiators.

KITCHEN AREA

Fitted with a range of eye level wall cupboards and base cupboards, stone worktops with inset one and a quarter bowl stainless steel sink unit with mixer tap, electric oven, two ring induction hob, microwave oven, fridge with freezer compartment.

BALCONY

East aspect.

SHOWER ROOM

Fitted with white suite comprising tiled shower cubicle with electric shower, wash hand basin with mirror over, WC with concealed cistern, recessed downlighting, tiled walls, chrome ladder style heated towel rail.

BEDROOM

West aspect sash window, feature cast iron fireplace surround with tiled inset, fitted wardrobe housing boiler, shelf with cupboard under, radiator.

OCCASIONAL BEDROOM

Located on the rear half landing accessed via the commonways. West aspect sash window, feature cast iron fireplace, cupboard with plumbed space for washing machine, radiator.

ADDITIONAL INFORMATION

Lease - 999 years from 25 December 2016 with Share of Freehold

Maintenance - Approximately £2,500 P.A.

Ground Rent - £0

Council Tax Band C - £2,182.92





Mezzanine Floor

Approximate total area⁽¹⁾

566 ft²

52.7 m²

(1) Excluding balconies and terraces

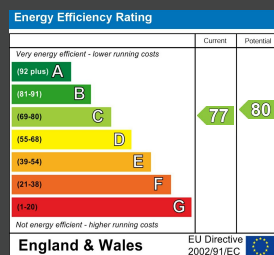
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



ENERGY PERFORMANCE CERTIFICATE (EPC)



DISCLAIMER

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