



A STYLISH AND BEAUTIFULLY presented ground floor flat in a CONVERTED GRADE II LISTED BUILDING. The accommodation comprises 24'10" WEST ASPECT STUDIO ROOM, WEST ASPECT KITCHEN, *REAR GARDEN*, BATHROOM, MEZZANINE BED AREA, A MUST VIEW PROPERTY, EPC E.

- VIRTUAL REALITY AND FLOORPLAN
- STYLISH AND BEAUTIFULLY PRESENTED
- GROUND FLOOR FLAT
- CONVERTED GRADE II LISTED BUILDING
- 24'10" WEST ASPECT STUDIO ROOM
- WEST ASPECT KITCHEN
- MEZZANINE BED/STORE
- BATHROOM
- * REAR GARDEN *
- ABSOLUTE MUST VIEW APARTMENT





GROUND FLOOR

ENTRANCE HALL

Entry phone, loft hatch, parquet wood flooring.

BATHROOM

Fitted with white suite comprising panelled bath with electric shower over, screen to side, pedestal wash hand basin, low level WC, part tiled walls, medicine cabinet, wall mounted electric convactor heater.

STUDIO ROOM

16'9" x 16'3"

West aspect window with views over the REAR GARDEN, multi glass paned door with window over to REAR GARDEN, ornate coving, cupboards and shelving to chimney recess's, electric heater, open square arch to:

KITCHEN

Fitted with a range of eye level wall cupboards and base cupboards, worktops with tiled surround, stainless steel single bowl single drainer sink unit with mixer tap, electric oven, electric hob with extractor hood over, plumbed space for washing machine, space for further appliance, West aspect window with views over the REAR GARDEN.

MEZZANINE BED/STORE

5'5" x 6'10"

Recessed downlighting, shelving.

REAR GARDEN

* Shared with one other flat *. Spacious, West aspect, lawned with mature planting, shed.

ADDITIONAL INFORMATION

Lease - 89 years - to be extended with sale

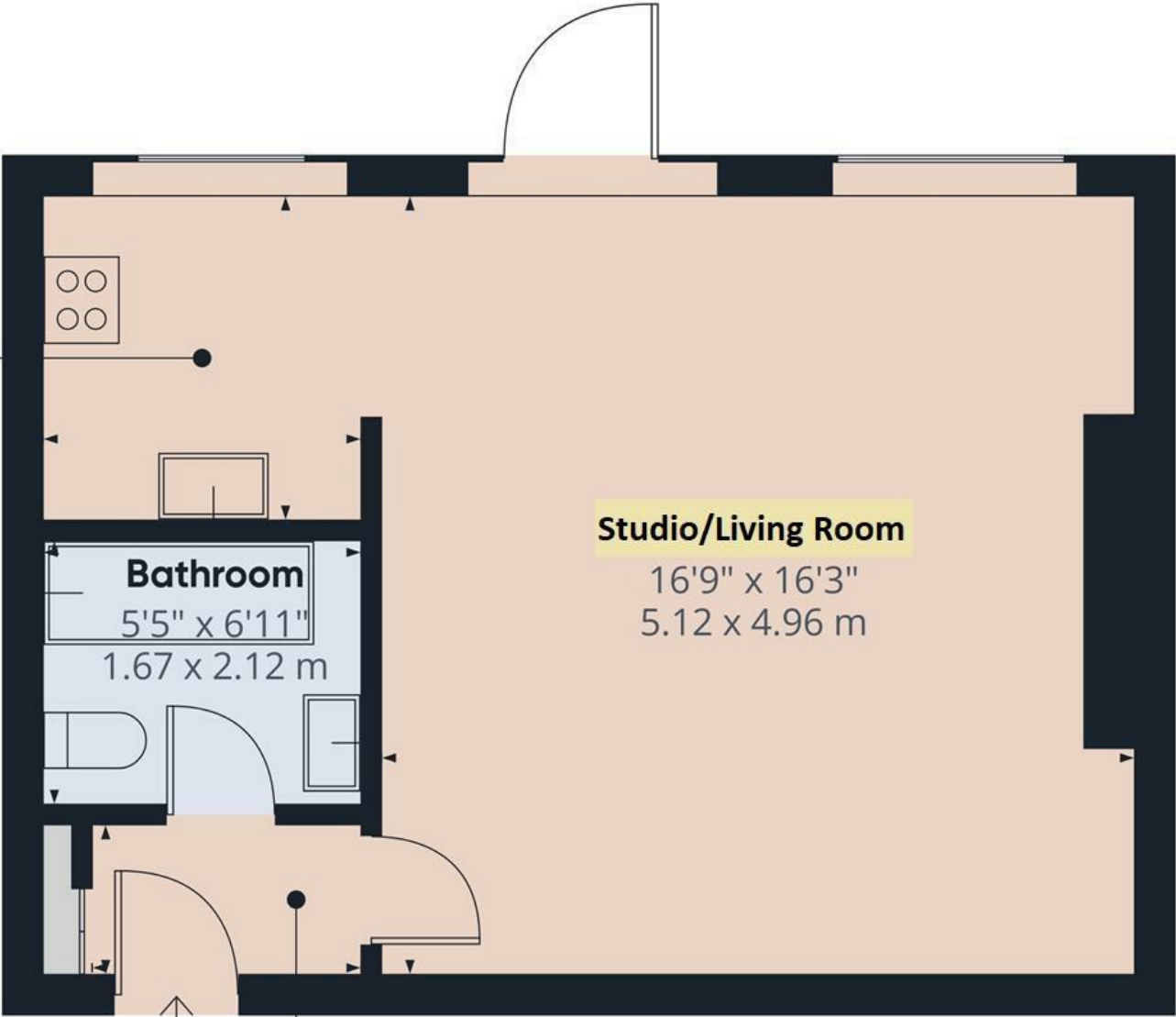
Maintenance - £1,603.54 + £223.80 into sinking fund (£1,827.34)

Ground Rent - £50

Council Tax Band A - £1,637.19

Kitchen / Living Area
6'11" x 6'11"
2.12 x 2.11 m

Mezzanine
5'5" x 6'10"
1'67 x 2'12m

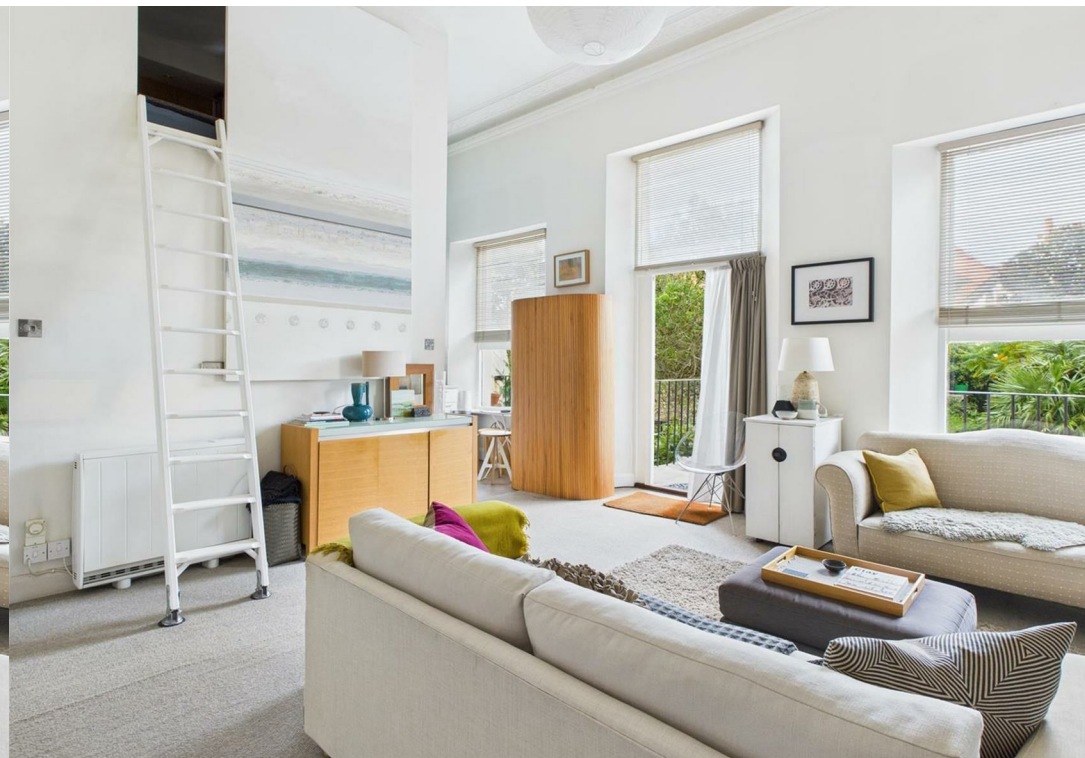
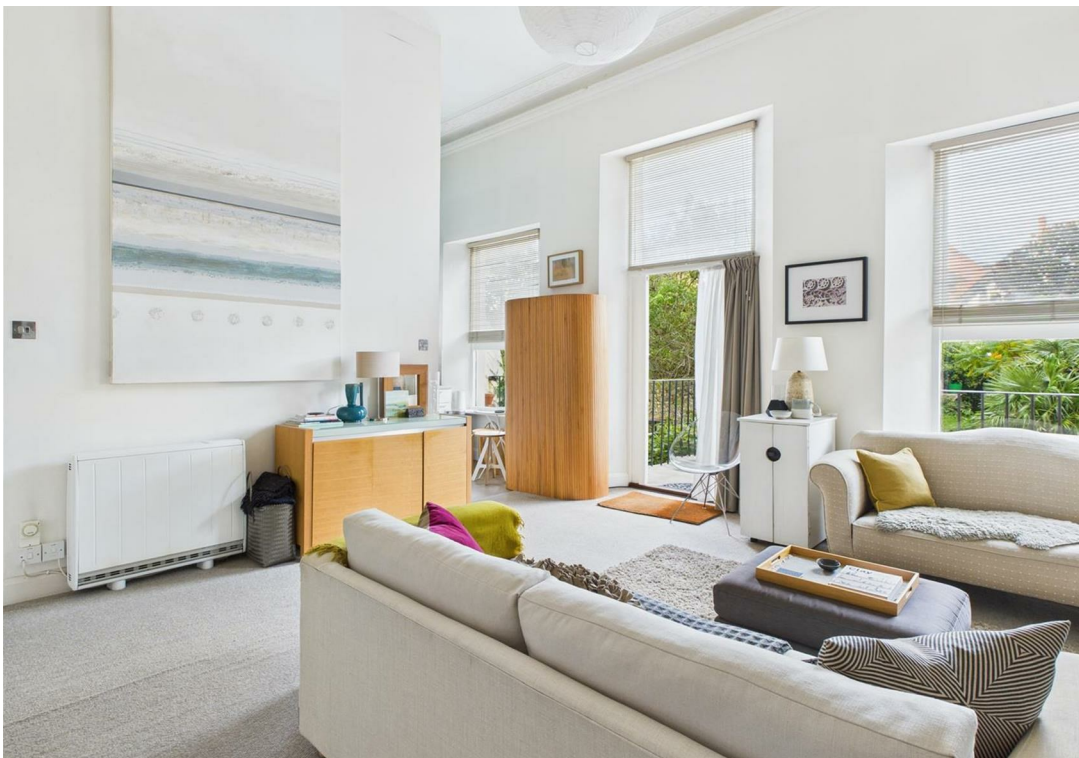


Approximate total area^m
391 ft²
36.4 m²

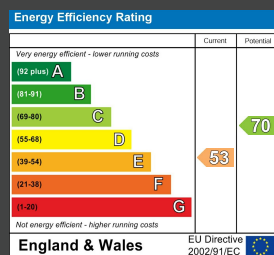
Hallway
3'5" x 5'10"
1.05 x 1.80 m

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



ENERGY PERFORMANCE CERTIFICATE (EPC)



DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale. General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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