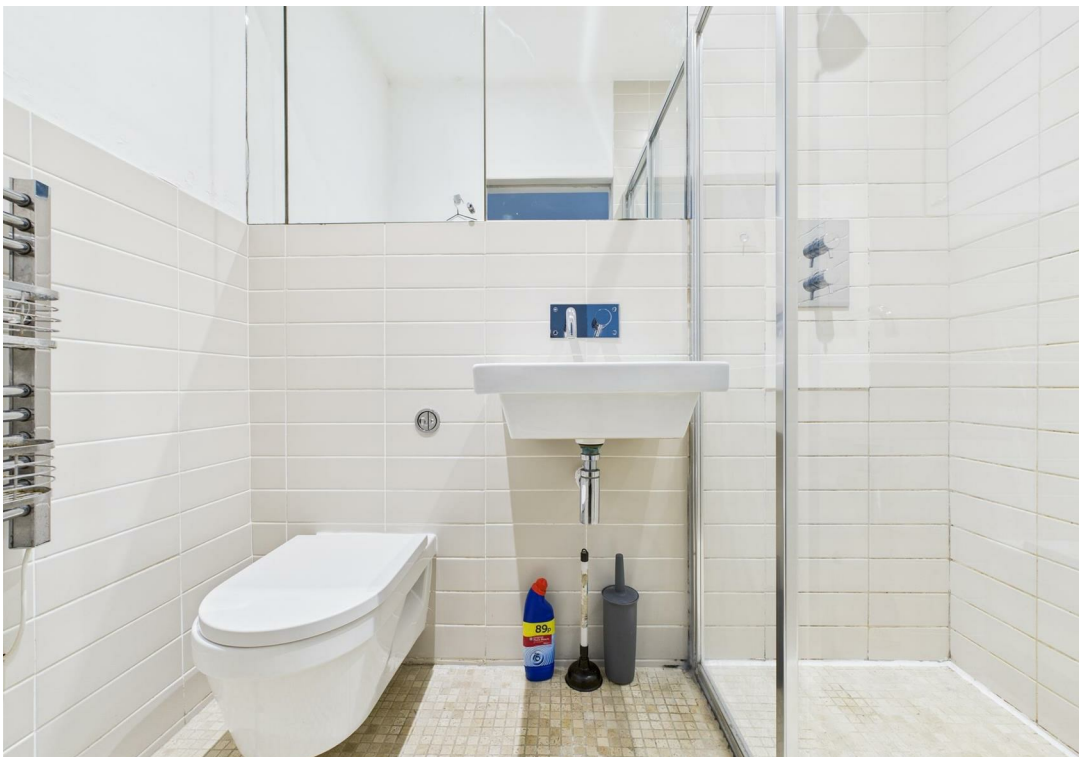




A STYLISH AND BEAUTIFULLY PRESENTED furnished studio flat in a CONVERTED GRADE II LISTED BUILDING in HIGHLY SOUGHT AFTER BRUNSWICK TOWN. The accommodation comprises SPACIOUS STUDIO ROOM, MODERN FITTED KITCHEN, SHOWER ROOM, LAMINATED WOODEN FLOORING, EPC D, A MUST VIEW FLAT.

- VIRTUAL REALITY TOUR AND FLOORPLAN
- CONVERTED GRADE II LISTED BUILDING
- SOUGHT AFTER BRUNSWICK TOWN
- SPACIOUS STUDIO ROOM
- MODERN FITTED KITCHEN AREA
- SHOWER ROOM
- LAMINATED WOODEN FLOORING
- WELL PRESENTED THROUGHOUT
- AVAILABLE NOW





ENTRANCE LOBBY

Laminated wooden flooring, door to:

STUDIO ROOM

Two East aspect sash windows with wooden blinds, door entry phone, recessed downlighting, laminated wooden flooring, wall mounted electric convector heater.

KITCHEN AREA

Modern fitted kitchen comprising a range of eye level wall cupboards and base cupboard and drawer units, composite worktop with inset stainless steel sink with mixer tap, electric oven, electric hob, washing machine, fridge with freezer compartment.

SHOWER ROOM

Fitted with white suite comprising tiled shower cubicle, wall hung wash hand basin with mixer tap, wall hung WC with concealed cistern, recessed downlighting, part tiled walls, fitted mirrors, tiled floor, extractor fan.

ADDITIONAL INFORMATION

Lease - Share of Freehold

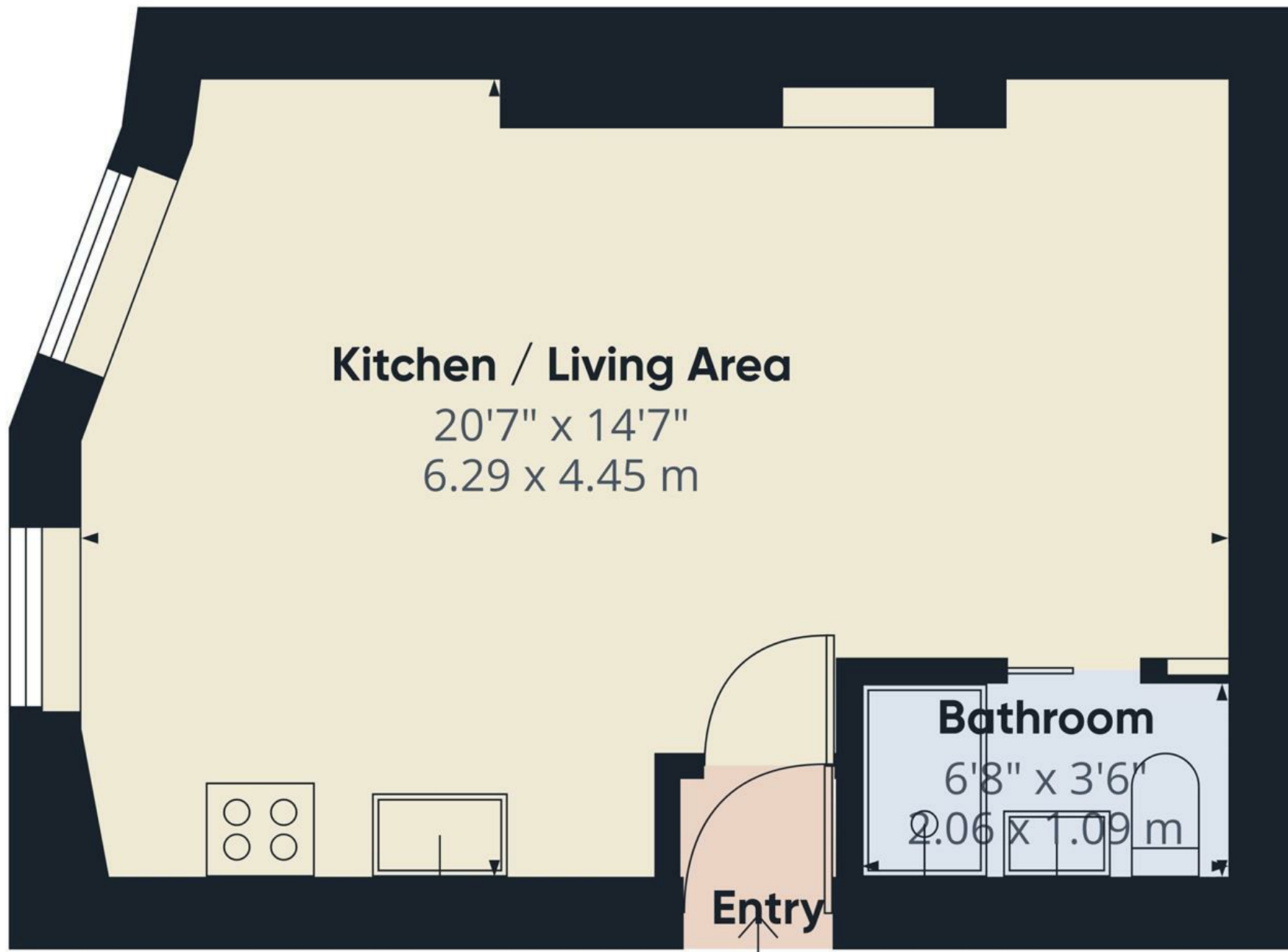
Maintenance - RTM

Ground Rent - £0

Council Tax Band A - £1,637.19

Parking Zone M





Approximate total area⁽¹⁾

287 ft²

26.7 m²

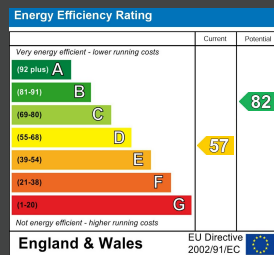
(1) Excluding balconies and terraces

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

GIRAFFE360



ENERGY PERFORMANCE CERTIFICATE (EPC)



Council Tax Band: A

Maintenance: n/a

Lease Length: n/a

Ground Rent: n/a

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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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