

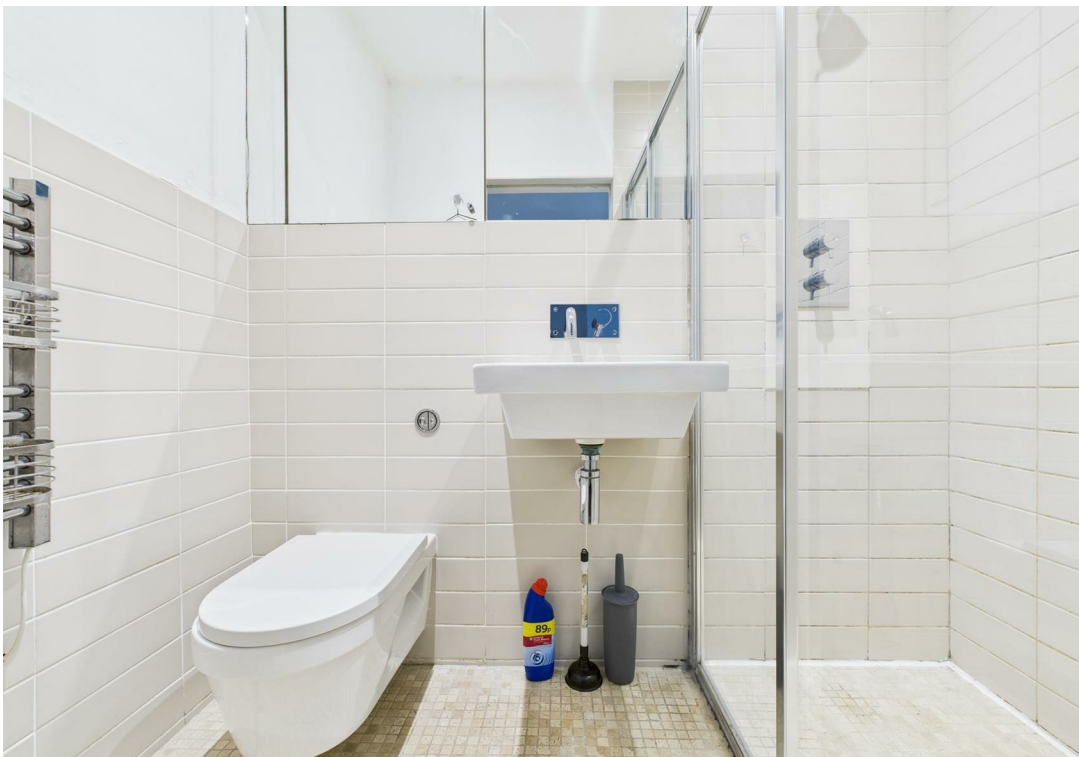


A STYLISH AND BEAUTIFULLY PRESENTED furnished studio flat in a CONVERTED GRADE II LISTED BUILDING in HIGHLY SOUGHT AFTER BRUNSWICK TOWN. The accommodation comprises SPACIOUS STUDIO ROOM, MODERN FITTED KITCHEN, SHOWER ROOM, LAMINATED WOODEN FLOORING, EPC D, A MUST VIEW FLAT.

- 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 - 108 years remaining

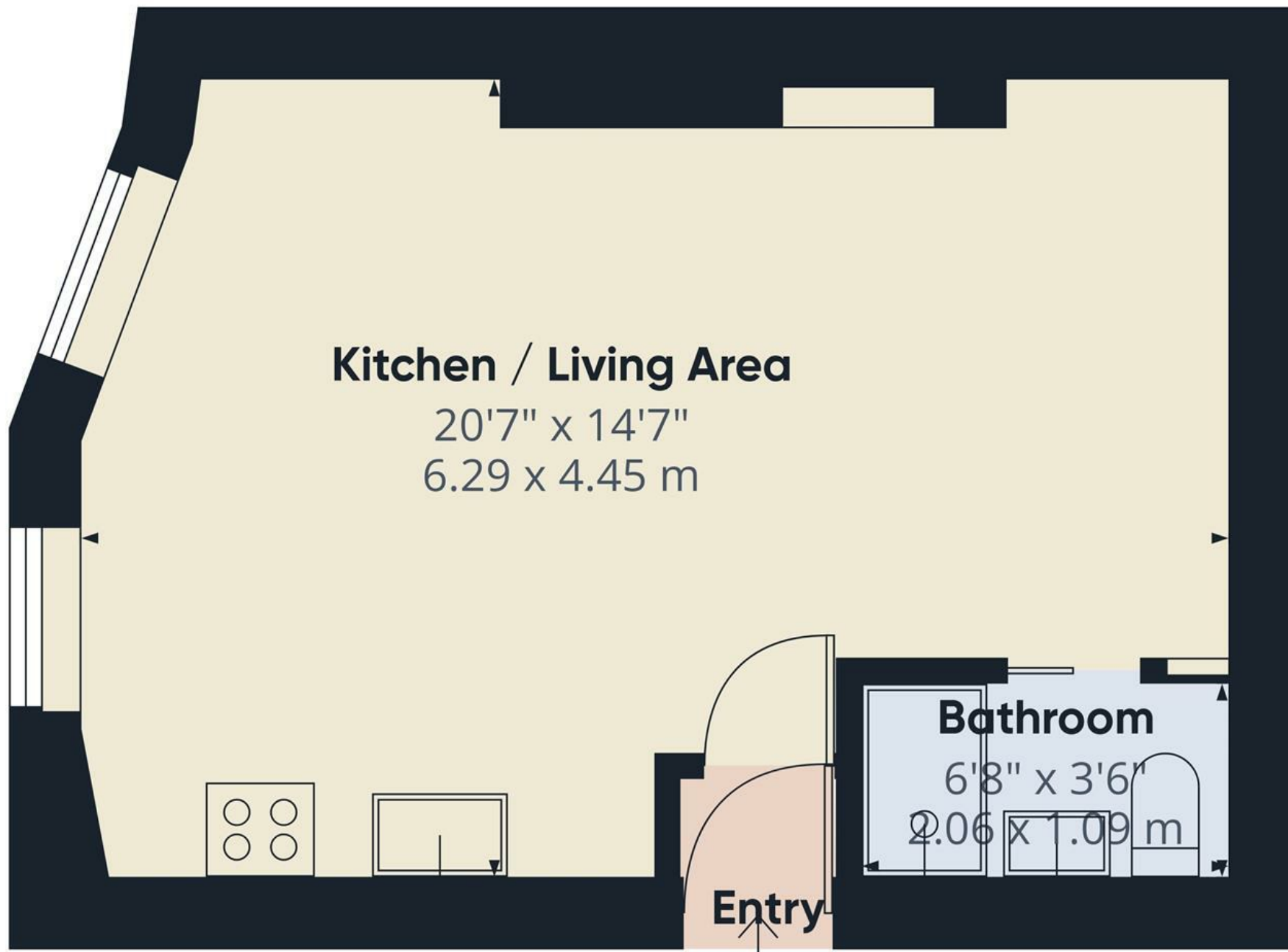
Maintenance - £545 per year RTM

Ground Rent - £200

Council Tax Band A - £1,637.19

Parking Zone M





## Kitchen / Living Area

20'7" x 14'7"  
6.29 x 4.45 m

## Bathroom

6'8" x 3'6"  
2.06 x 1.09 m

Entry

Approximate total area<sup>(1)</sup>

287 ft<sup>2</sup>  
26.7 m<sup>2</sup>

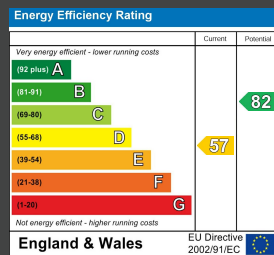
(1) Excluding balconies and terraces

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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