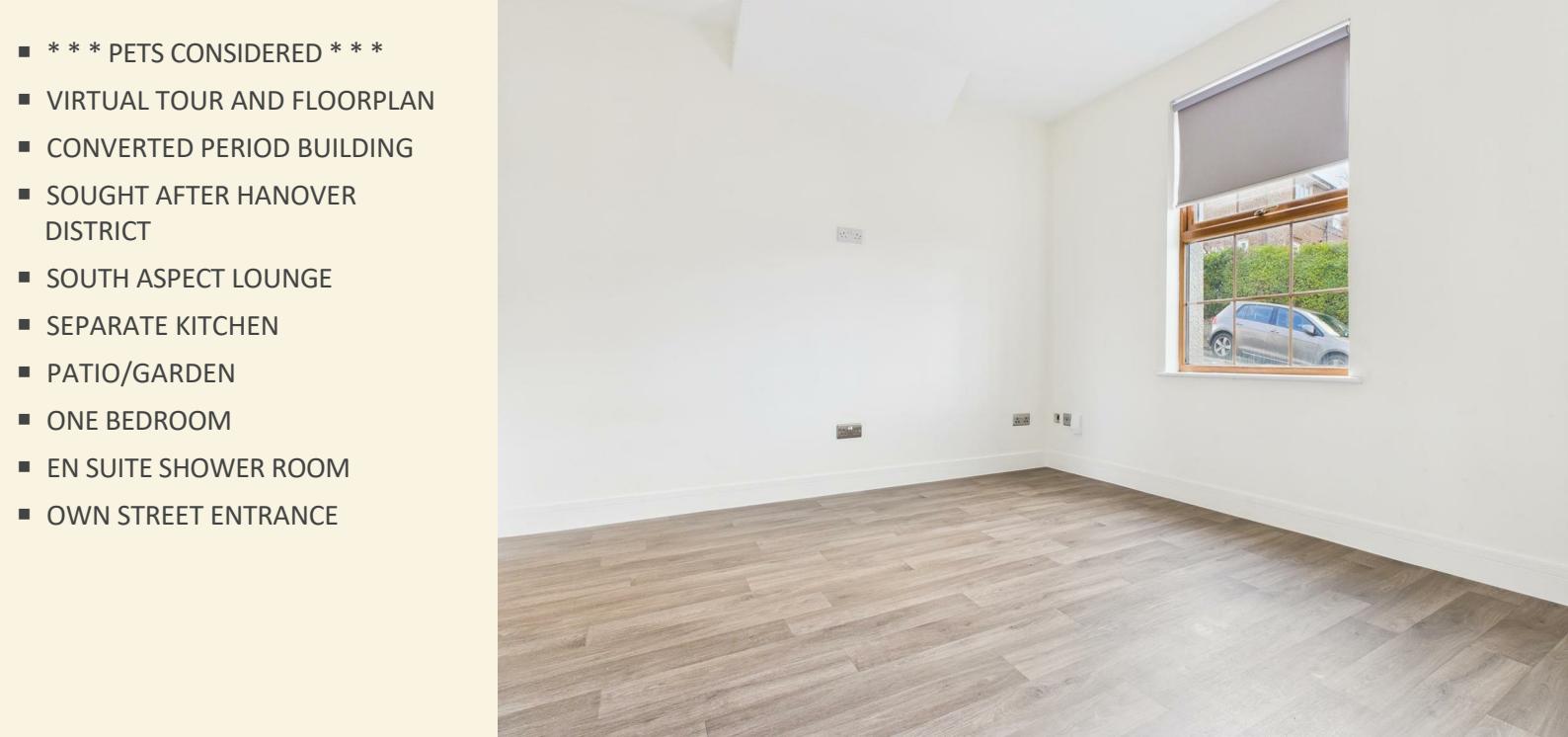




\*\*\* PETS CONSIDERED \*\*\* A WELL PRESENTED one bedroom ground floor flat in a CONVERTED PERIOD BUILDING in the SOUGHT AFTER HANOVER DISTRICT. The accommodation comprises entrance hall, SOUTH ASPECT LOUNGE, SEPARATE KITCHEN, PATIO/GARDEN, EN SUITE SHOWER ROOM, EPC E.

- \* \* \* PETS CONSIDERED \* \* \*
- VIRTUAL TOUR AND FLOORPLAN
- CONVERTED PERIOD BUILDING
- SOUGHT AFTER HANOVER DISTRICT
- SOUTH ASPECT LOUNGE
- SEPARATE KITCHEN
- PATIO/GARDEN
- ONE BEDROOM
- EN SUITE SHOWER ROOM
- OWN STREET ENTRANCE





#### GROUND FLOOR

##### ENTRANCE HALL

Laminated wooden flooring.

##### LOUNGE

South aspect double glazed window, laminated wooden flooring, wall mounted electric convector heater, door to:

##### KITCHEN

Modern fitted kitchen comprising eye level wall cupboards and base cupboard and drawer units, marble effect worktops and splashbacks, stainless steel one and a quarter bowl single drainer sink unit with mixer tap, electric oven, electric hob, dishwasher, plumbed space for washing machine, space for further appliance, ceiling spotlights, laminated wooden flooring, double glazed door to PATIO/GARDEN.

##### BEDROOM

Sash window, shelving to recess, laminated wooden flooring, wall mounted electric convector heater, door to.

##### SHOWER ROOM

Fitted with white suite comprising

##### PATIO/GARDEN

Spacious storage cupboards, outside power point and tap.

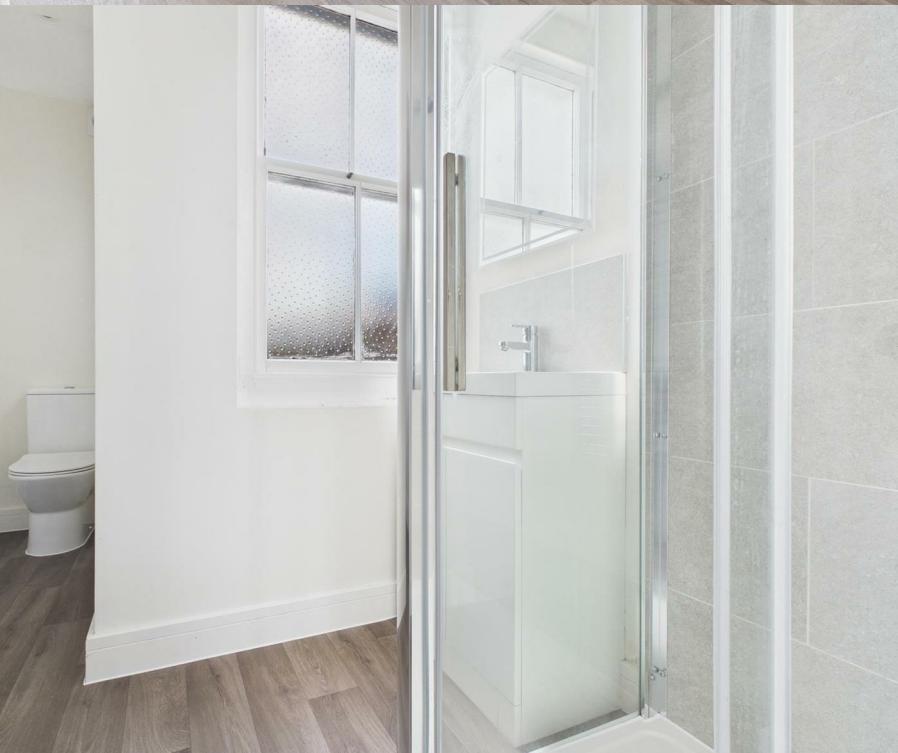
##### COUNCIL TAX BAND A - £1,637.19

##### ADDITIONAL INFORMATION

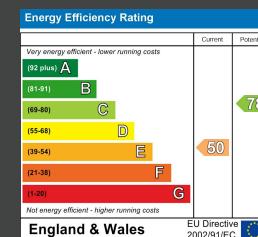
NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 JUNE 2019

##### Holding Deposit (per tenancy)

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check or provide materially significant false or misleading information. The holding deposit will be offset against the first months rent.



## 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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