



A WELL PRESENTED one bedroom first floor flat in this SOUGHT AFTER BUILDING near to St Ann's Well Gardens. the accommodation comprises entrance hall, LOUNGE/DINING ROOM, BALCONY, KITCHEN AREA, BATHROOM, DOUBLE GLAZED WINDOWS, STORE ROOM, CAR PARK, SHARE OF FREEHOLD, PASSENGER LIFTS, EPC C.

- VIRTUAL REALITY TOUR AND FLOORPLAN
- ONE BEDROOM FIRST FLOOR FLAT
- SOUGHT AFTER LOCATION
- NEAR TO ST ANN'S WELL GARDENS
- LOUNGE/DINING ROOM
- KITCHEN AREA
- BALCONY + STORE ROOM
- CAR PARK
- SHARE OF FREEHOLD
- PASSENGER LIFT





FIRST FLOOR

ENTRANCE HALL

Entry phone system, cupboard housing water cylinder.

LOUNGE

Double aspect, South/East double glazed window with double glazed door to BALCONY, further double glazed window, electric heater.

BALCONY

South/East aspect.

KITCHEN AREA

Fitted with a range of eye level wall cupboards and base cupboard and drawer units, worktops with tiled surround, stainless steel single bowl single drainer sink unit, electric oven with grill and hob, plumbed space for washing machine, space for further appliance, South/East aspect double glazed window.

BATHROOM

Fitted with modern white suite comprising panelled bath with mixer tap and electric 'Triton' shower over, pedestal wash hand basin, low level close coupled WC, part tiled walls, tiled floor, chrome ladder style heated towel rail, extractor fan.

BEDROOM

South/East aspect double glazed window, cupboards, electric heater.

EXTERNAL

STORE ROOM

Located in the basement.

COMMUNAL DRYING ROOM

One located on each floor.

CAR PARK

Parking on a first come first served basis.

BIKE STORE

Located in car park.

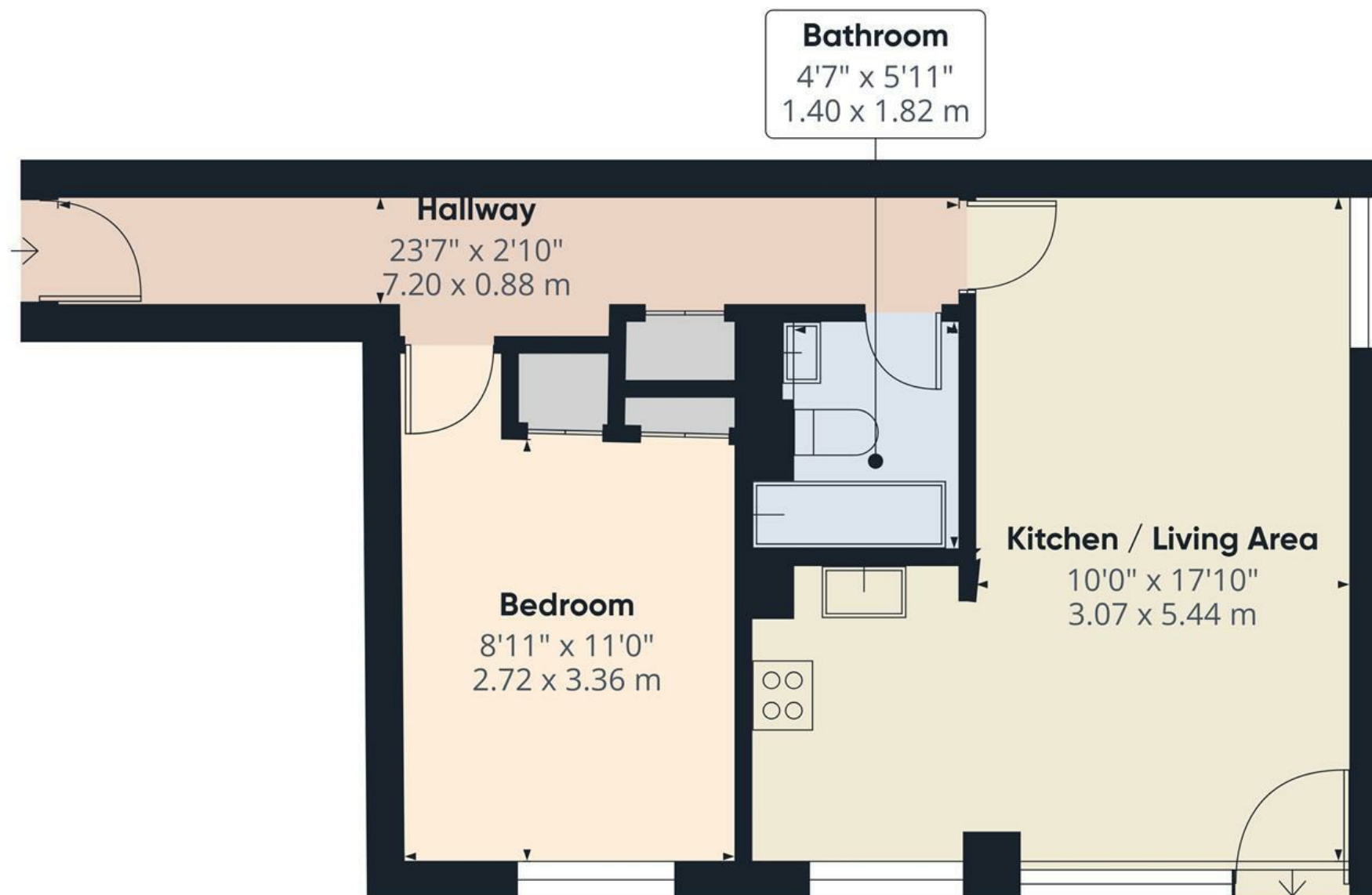
ADDITIONAL INFORMATION

Lease - 999 years from 2018 - Share of Freehold

Maintenance - £2,000

Ground Rent - £0

Council Tax Band A - £1,637.19



Approximate total area^m

447 ft²

41.6 m²

(1) Excluding balconies and terraces

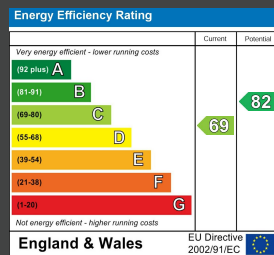
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





ENERGY PERFORMANCE CERTIFICATE (EPC)



DISCLAIMER

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