



Modern One Bedroom First Floor Studio Apartment with Allocated Parking

This modern first floor studio flat sits in a quiet close. The studio room is a good size and has views to the front of the property. The fitted kitchen has a fridge freezer, washing machine, fan oven and induction hob. The bathroom has a low-level WC, fitted mirror, heated towel rail and shower with rain head. The property has a hallway storage cupboard and an additional private lockable storage cupboard in the communal corridor. Double glazing throughout, electric heating, EPC band C. Council tax band A. Allocated parking space. Short walk to Sainsbury's and Lidl supermarkets. Viewing highly recommended.





ACCOMMODATION

Studio Room 15' 7" x 10' 8" (4.75m x 3.25m)

The studio room is a good size and has a double glazed bay window that overlooks the front of the property. The room is carpeted, and has a TV point and an electric heater.

Fitted Kitchen 7' 10" x 5' 7" (2.39m x 1.7m)

The modern fitted kitchen has a sink with mixer tap, an induction hob and fan oven. There is a washing machine, fridge freezer and a good range of wall and base kitchen cupboards providing plenty of storage. A double glazed window overlooks the side of the property.

Modern Bathroom 4' 5" x 7' 4" (1.35m x 2.24m)

The modern bathroom has a low-level WC, a wall mounted hand basin with mixer tap and storage underneath. There is a wall mounted mirror, a stainless heated towel rail and a walk in shower with rain head and hand cassette.

Storage

The flat has a hallway storage cupboard. There is additional storage in a lockage private storage cupboard in the communal hallway.

Parking

The flat has an allocated parking space to the side of the building.

EPC and Council Tax

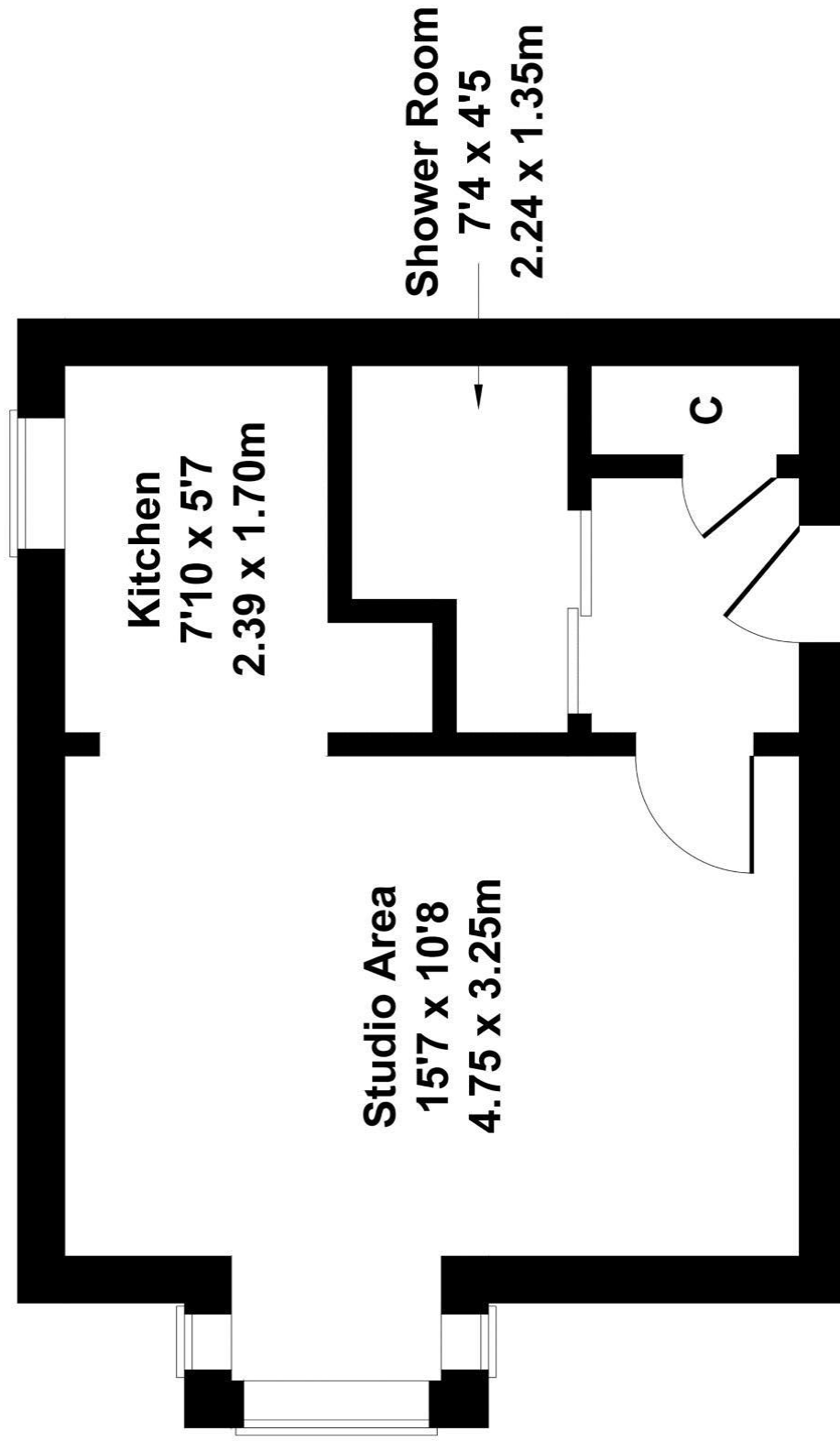
Energy performance certificate band C. Council tax band A, £1489.29 for 2024-25.





The Goodwins

Approximate Gross Internal Area
306 sq ft - 28 sq m



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