





**** 100% OWNERSHIP ** FIRST FLOOR
APARTMENT ** FINISHED TO A HIGH
STANDARD THROUGHOUT ** 360 TOUR

Rarely available at 100% ownership, stands this fantastic opportunity to purchase a first floor apartment, finished to a contemporary standard throughout. Ideal for the first time buyers or downsizers. The accommodation in detail comprises hall, lounge/diner, kitchen, two bedrooms and family bathroom. Viewings on this property are strictly by appointment only and can be arranged by contacting ABODE Estate Agents.

While rent charges have been removed by purchasing the 100% share, leasehold charges still apply and can be found listed below.



Leasehold Information

Lease Years Remaining: 80 years

Please note that the owner has purchased the 100% share of the apartment. This has removed the rent arrangement with Trent and Dove Housing, however does not remove the monthly charges for the management of the building, communal areas etc. We understand the annual costs are around £1270 per annum/or £106.00 per month.

Hallway

With intercom telephone system, electrical consumer unit, coat hooks and internal door leading to:

Inner Hallway

With central heating radiator, thermostat, doorbell chime, smoke alarm and airing cupboard cupboard with eyelevel shelving and lighting, internal doors lead to:

Kitchen

With a UPVC double glazed window to the rear elevation, the kitchen features a range of matching base and eye-level storage cupboard and drawers with granite effect rolltop preparation work surfaces with complementary tiling surrounding. Appliances include the central heating combination gas boiler, extractor fan, stainless steel sink drainer with chrome tap fittings, space for further freestanding and plumbing space for under counter white goods, central heating radiator and smoke alarm, please note the cooker is not included in the sale.



Lounge/Diner

With UPVC double glazed French doors and adjoining UPVC double glazed unit leading to a Juliette balcony, central heating radiator, coax and TV aerial point and telephone point.







Bathroom

With a UPVC double glazed frosted glass window to the rear elevation, featuring a three-piece bathroom suite comprising of low-level WC with continental flush, panel bath unit with electric shower over and tiling to wall coverings, pedestal wash hand basin, extractor fan and central heating radiator.

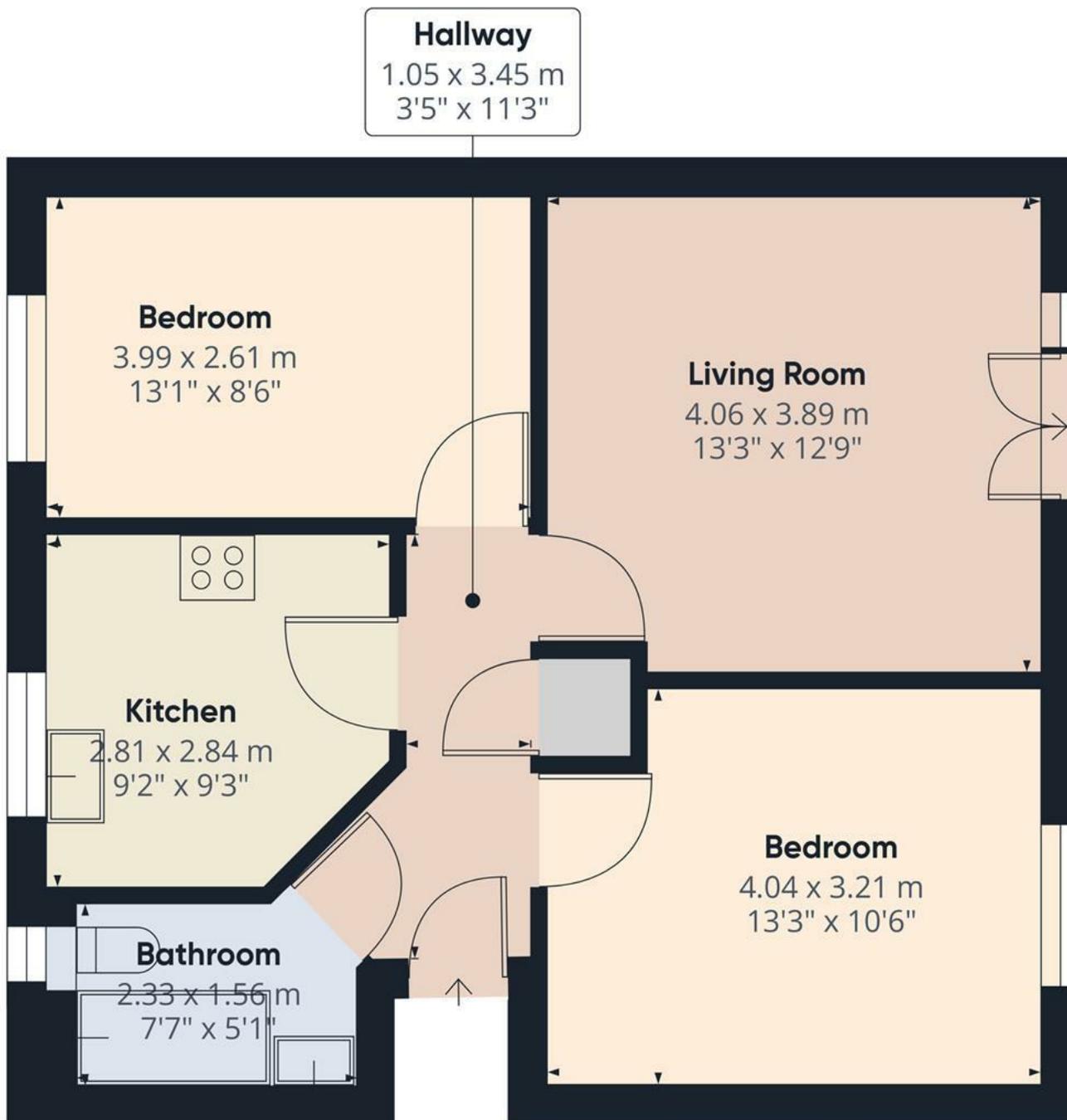
Bedroom One

With a UPVC double glazed window to the front elevation, central heating radiator and telephone point.

Bedroom Two

With a UPVC double glazed window to the rear elevation, central heating radiator and telephone point.





Approximate total area⁽¹⁾

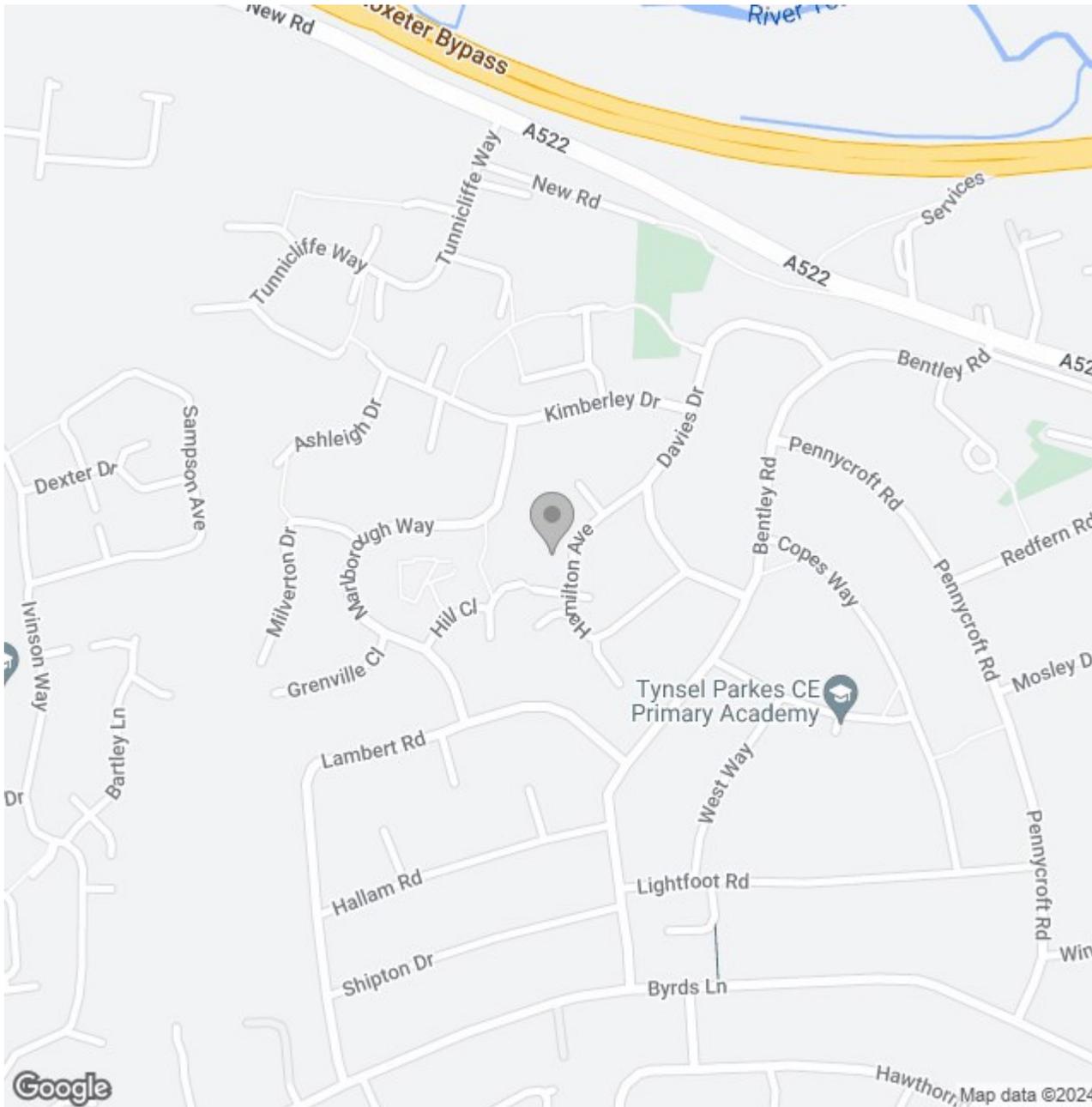
55.81 m²

600.79 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	