



- A well presented ground floor apartment
- Spacious lounge dining room. Upvc double glazing
- Attractive fitted kitchen with integrated oven and hob
- Two double bedrooms. Gas central heating
- Fresh and modern bathroom with shower over bath
- Fully enclosed and level garden, garage in a block



"A very good size ground floor apartment which boasts a fresh and modern fitted kitchen and bathroom, fully enclosed garden and garage".

Situated at the head of a quiet cul de sac this ground floor apartment is certain to appeal to a wide range of purchasers. The property has been well maintained. Accommodation comprises an entrance hallway, lounge dining room with door into an attractive fitted kitchen. There are two double bedrooms, and the bathroom has a shower over bath. Benefits include gas central heating and upvc double glazing. Outside there is a level and fully enclosed garden laid out with low maintenance in mind. There is plenty of unrestricted on road parking in the cul de sac and a garage located in a block adjacent.

949 years remaining on a crisscross lease. £40 per annum ground rent

**Tenure: Freehold. Council Tax Band: B**



## Ground Floor

Approx. 64.9 sq. metres (698.4 sq. feet)



Whilst every attempt has been made to ensure accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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