



- A smart ground floor apartment presented in good order
- Spacious lounge dining room with handy store cupboard
- Attractive modern kitchen with a good range of units
- Two double bedrooms, one having a door onto garden
- Shower room with fully tiled walk in shower, large store cupboard
- West facing enclosed garden and garage in a separate block



"A ground floor apartment with direct access to an enclosed West facing garden and garage set within a separate block adjacent to the property".

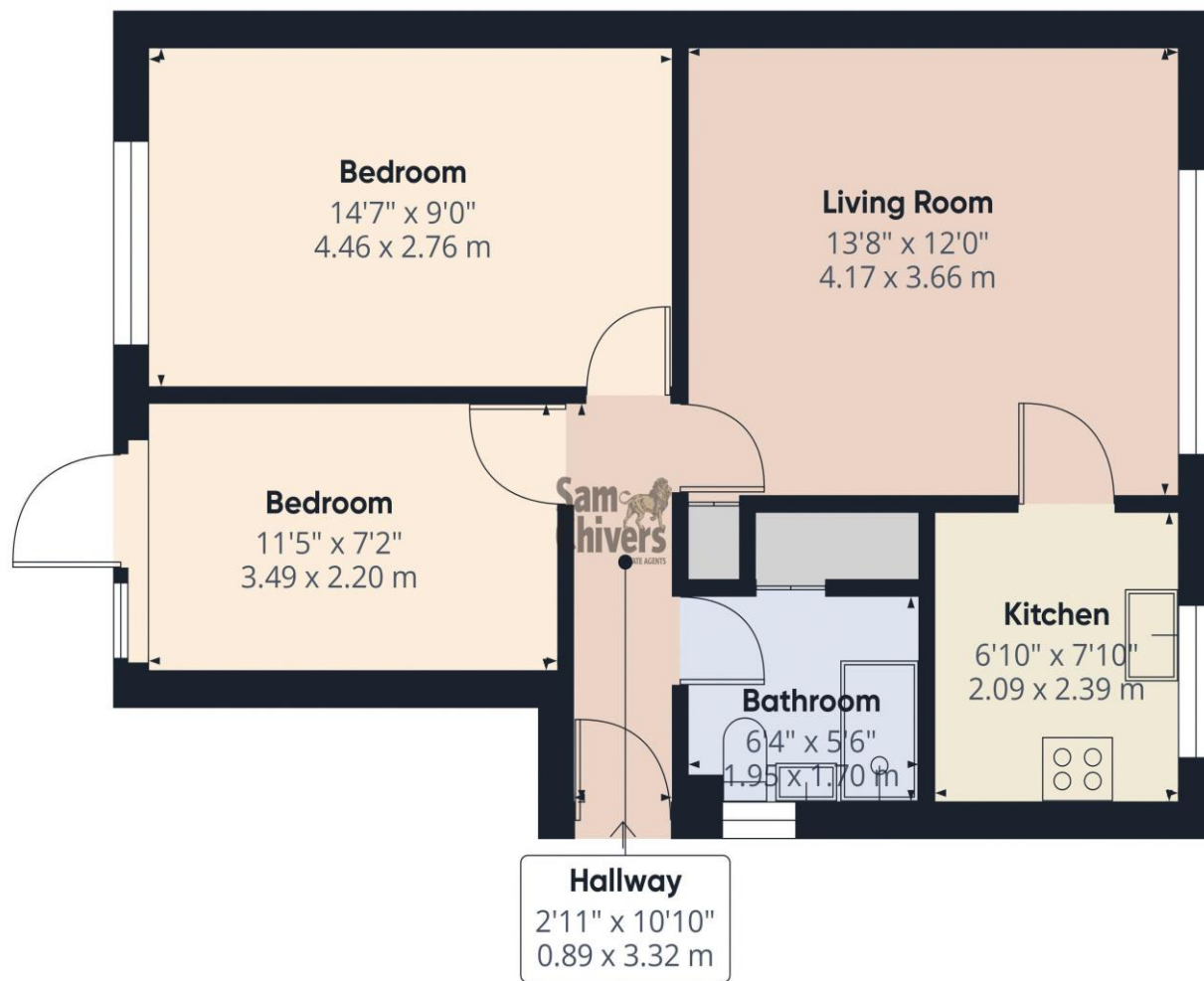
The accommodation comprises an entrance hallway, a lounge dining room with large picture window to front and handy storage cupboard. Fitted kitchen with an attractive range of units. Two double bedrooms, the second bedroom has a upvc double glazed door opening onto the garden. Shower room with fully tiled walk in shower, large storage cupboard. Mains gas central heating and upvc double glazing.

Outside to front is a pathway leading to the front door and to the enclosed lawned garden with paved patio area. There is a garage located to the top right of the cul de sac and it is the first garage on your left.

Leasehold with an original lease of 999 years commencing 1 January 1975 with an approximate residue of 949 years.

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





Approximate total area<sup>m</sup>  
 521 ft<sup>2</sup>  
 48.4 m<sup>2</sup>

(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.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 76 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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