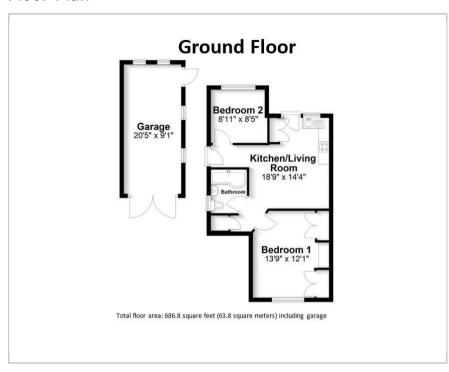


#### Floor Plan



# Area Map



### Accommodation

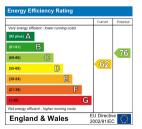
- Beautifully presented two bed ground floor maisonette with garage
- Open plan kitchen/lounge
- Large rear garden with patio areas
- Easy stroll to Met Line station
- Ideal for a first time buyer or small family
- 96 years remaining on the lease
- No service charge £50 ground rent pa

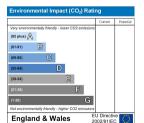
# Viewing

Please contact our Grosvenor Estate Agents Ltd Office

on 01923 711651 if you wish to arrange a viewing appointment for this property or require further information.

# **Energy Efficiency Graph**











These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.