

**The Accommodation Comprises:-**

Front door with obscured double glazed inset with matching panel to side into:-

**Entrance Hall:-**

Stairs to first floor, radiator, wood floor, door to cupboard housing fuse box and meter with shelves, cloaks hanging space, glazed door with matching panel to side into:-

**Lounge:- 14' 10" x 12' 7" (4.52m x 3.83m) Maximum Measurements**

Double glazed sliding patio doors enjoying views and giving access to the communal gardens, radiator, door to under stairs storage cupboard with shelves.

**Kitchen:- 9' 2" x 9' 1" (2.79m x 2.77m)**

Double glazed window to front elevation, range of base and eye level units with roll-top work surfaces, single bowl stainless steel sink unit with mixer tap, space for fridge freezer, integrated double oven and grill, hob with extractor hood over, dishwasher, washing machine, breakfast bar.

**First Floor Landing:-**

Built-in cupboards for storage, stairs to second floor.

**Bedroom 1 (Reception Room):- 14' 11" x 10' 9" (4.54m x 3.27m)**

Double glazed windows to rear elevation overlooking communal gardens, radiator.

**Bedroom 2:- 9' 3" x 9' 3" (2.82m x 2.82m) Maximum Measurements**

Double glazed window to front elevation, radiator, built-in wardrobe cupboard with hanging rail and shelf.

**Cloakroom:-**

Obscured double glazed window to front elevation, close-coupled wc, pedestal wash hand basin, radiator.

**Second Floor Landing:-**

Built-in cupboards for storage.

**Bedroom 3:- 14' 11" x 10' 9" (4.54m x 3.27m)**

Double glazed windows to rear elevation, radiator.

**Bedroom 4:- 9' 2" x 9' 2" (2.79m x 2.79m) Maximum Measurements**

Double glazed window to front elevation, radiator.

**Bathroom:- 6' 9" x 6' 1" (2.06m x 1.85m)**

Obscured double glazed window to front elevation, white suite comprising; close-coupled wc, wash hand basin, panelled bath with shower over, shower screen, chrome heated towel rail.

**Outside:-**

Front courtyard accessed via wooden gate, property benefits from delightful communal gardens with large lawned area, mature trees, shrubs and flowers to the borders, garage in block and parking for residents.

**Agents Notes:-**

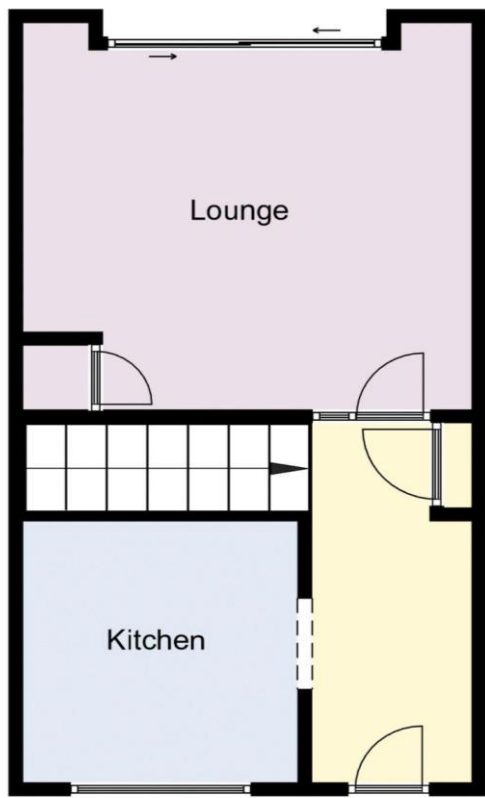
This property is freehold. A communal service charge is payable of approximately £540 pa (tbc)

Rewired – 2021

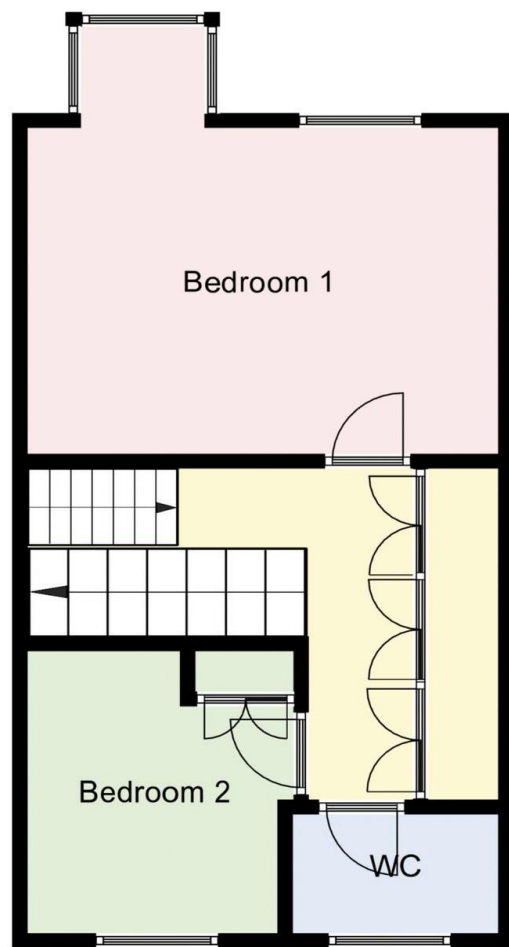
Double Glazing - 2022



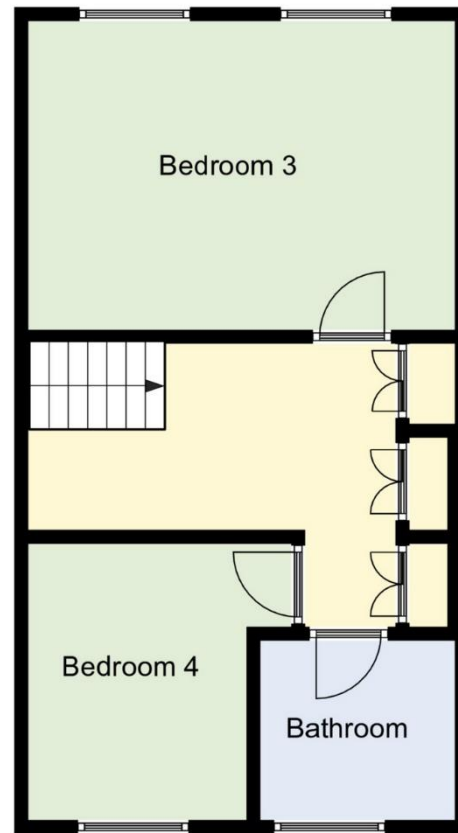




Ground Floor



First Floor



Second Floor

Tenure: Freehold

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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**Money Laundering Regulations 2017:** Intending purchasers will be required to produce identification documentation once an offer is accepted.



£340,000

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\*DRAFT DETAILS\*

**Fenwicks**

THE INDEPENDENT ESTATE AGENT

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