

**The Accommodation Comprises:-**

Front door to:-

**Communal Entrance Hall:-**

Security entry system, front door into:-

**Entrance Vestibule:-**

Door to:-

**Open-plan Living Room:- 25' 6" x 19' 2" (7.77m x 5.84m) Maximum Measurements**

Kitchen/dining and lounge area: Deep cupboard for storage containing mega-flow boiler, stairs to living area with windows enjoying views to the front of the property, casement door giving access to front and side elevations, superb range of base and eye level units with work surfaces, underlighting to wall units, ceramic hob with stainless steel extractor over, Neff oven and grill, one and a half bowl stainless steel sink unit with mixer tap, breakfast peninsula bar, recess for refrigerator, integrated washer/dryer, integrated dishwasher, dining area with space for table and chairs, cupboards. Sitting area enjoying views with two radiators, lighting inset ceiling, door giving access to basement via steps with space for fridge/freezer / electrical appliance and storage.

**Bedroom 1:- 14' 4" x 13' 3" (4.37m x 4.04m) Maximum Measurements**

Sliding patio doors enjoying views and accessing the courtyard and rear garden, radiator, door to:-

**En-Suite Bathroom:- 11' 8" x 5' 1" (3.55m x 1.55m) Maximum Measurements**

Panelled bath with central mixer tap and hand shower attachment, shower screen, close-coupled WC, circular bowl with mixer tap with vanity unit under, chrome towel rail, shaver socket, tiled floor, tiled floor.

**Bedroom 2:- 15' 3" x 10' 1" (4.64m x 3.07m) ~Maximum Measurements**

Window to side elevation, radiator.

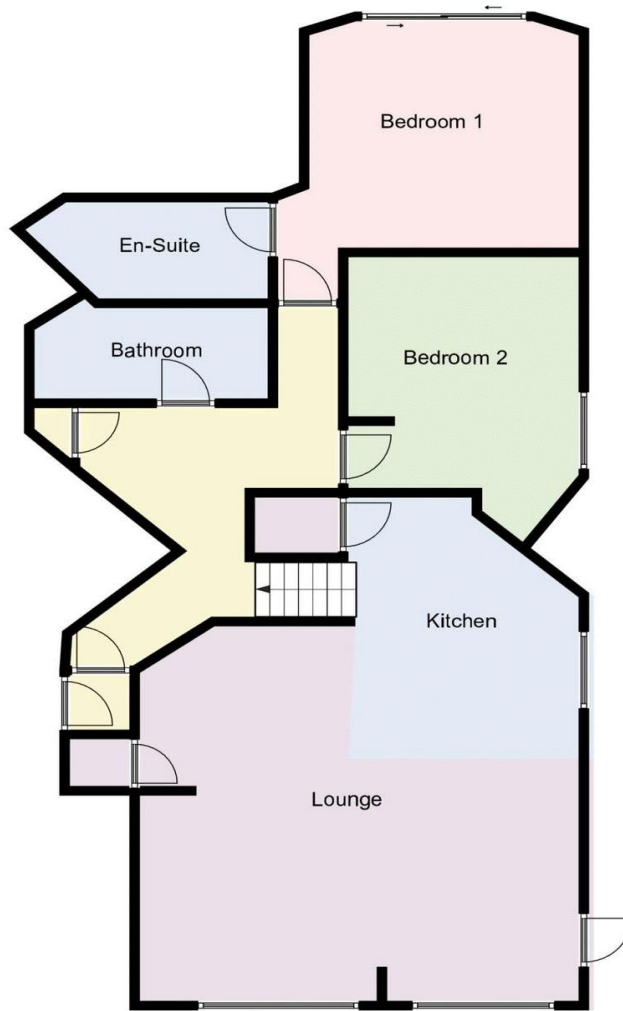
**Bathroom:- 10' 8" x 4' 7" (3.25m x 1.40m) Maximum Measurements**

Panelled bath with central mixer tap, hand shower attachment, shower screen, close coupled WC, wash hand basin with mixer tap inset vanity unit, tiled with complimentary floor tiling, inset lighting and extractor.

**Outside:-**

Parking for residents and visitor parking, garage with electric up and over door, delightful rear garden with easily maintained lawns , fine array of shrubs and bushes and shed to the rear.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 70 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Tenure: Share of Freehold

Council Tax Band: C

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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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£350,000

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