



The Copse Forest Hall

- No onward chain
- First floor flat with balcony
- Two bedrooms
- Garage and parking space
- Energy rating tbc

Offers Over: £100,000



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17 The Copse

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Offered with no onward chain is this well presented two bedroom first floor flat which is ideally located close to all local amenities. Comprising; secure communal entrance via a door entry system, entrance hall, lounge with access to the balcony, a modern kitchen with a good range of wall and base units, built in electric oven, gas hob and extractor hood oven, washing machine and fridge freezer. Two bedrooms with the master bedroom having access to the balcony and a bathroom/W.C. The property benefits from gas central heating, UPVC double glazing and a single garage and parking space in a separate block.



COMMUNAL ENTRANCE

Entrance door, stairs to all floors.

ENTRANCE HALL

Entrance door, radiator, cupboard.

LOUNGE (4.60m x 3.74m into door recess) (15'1 x 12'3 into door recess)
UPVC double glazed window to front, intercom, feature fireplace, electric fire, television point, UPVC double glazed door to balcony.



KITCHEN (2.98m x 1.91m) (9'9 x 6'3)

Fitted wall and base units with work surfaces incorporating; single drainer sink unit, built in electric oven, gas hob, extractor hood, extractor fan, space for washing machine, space for fridge/freezer, boiler, radiator, part tiled walls, tiled floor, UPVC double glazed window to rear.

BEDROOM ONE (3.50m into door recess x 3.14m) (11'5 into door recess x 10'3)

Radiator, UPVC double glazed patio doors to balcony.



BEDROOM TWO (3.34m x 2.15m into recess)

Storage cupboard housing water tank, radiator, UPVC double glazed window to rear.

BATHROOM/W.C.

White three-piece suite comprising; panelled bath with power shower over, pedestal wash hand basin, low level W.C., radiator, part tiled walls, tiled floor, UPVC double glazed window to rear.

GARAGE

Garage in a separate block.

TENURE - LEASEHOLD

Ground rent and maintenance details have been provided by the seller however their accuracy cannot be guaranteed as we have been unable to verify them by means of current documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

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