

Nestled in the corner of Salt Meat Lane and benefiting from two Juliette balconies is this modern bright and airy one bedroom apartment. The property further benefits from spacious bedroom with built-in wardrobes, secure phone entry system, utility cupboard and is situated close to local amenities.

**The Accommodation Comprises:**  
Communal front door to:

**Inner Hall:**  
Stairs and lift to all floors, second floor apartment front door to:

**Entrance Hall:**  
Flat ceiling, secure phone entry system, utility cupboard housing hot water cylinder with space and plumbing for washing machine and further storage, underfloor heating, door to:

**Lounge/Kitchen:** 17' 10" x 15' 6" (5.43m x 4.72m)  
Flat ceiling with inset spotlighting to kitchen area, UPVC double glazed sash window and double opening doors to Juliet balcony to front elevation, fitted with a modern range of base cupboards and eye level units, stainless steel sink unit with mixer tap, integrated electric oven and hob with extractor over, work surface over, space for fridge/freezer, space for table and chairs, underfloor heating.

**Bedroom:** 13' 8" x 9' 8" (4.16m x 2.94m)  
Flat ceiling, UPVC double glazed double opening doors to Juliet balcony to front elevation, a range of fitted wardrobes with sliding doors, underfloor heating.

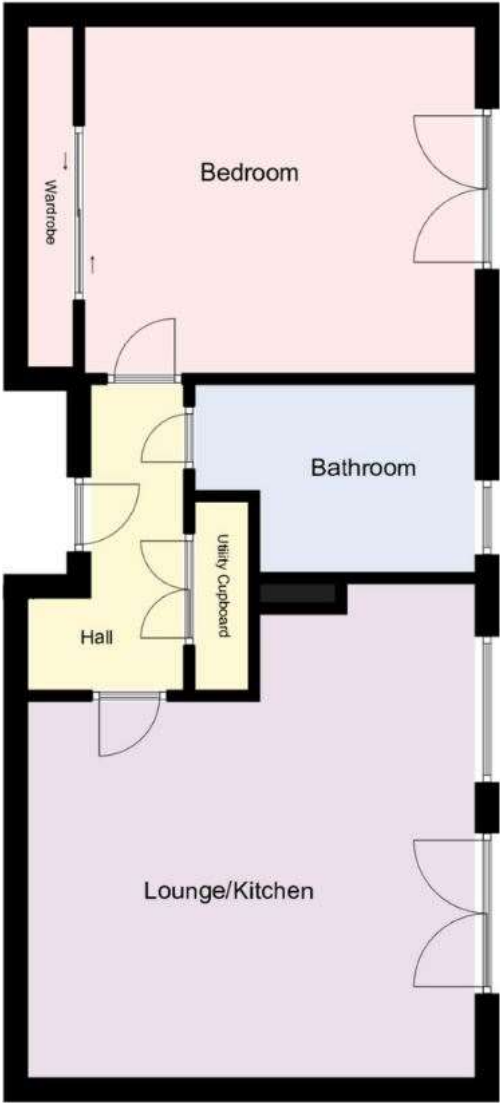
**Bathroom:** 6' 11" x 5' 8" (2.11m x 1.73m)  
Flat ceiling with inset spotlighting, obscured UPVC double glazed sash window to front elevation, W.C. with concealed cistern, wall hung basin with mixer tap, panelled bath with mixer tap and shower connection off, shower screen, extractor fan, underfloor heating, ladder-style radiator.

**Outside:**  
The property benefits from permit parking with further visitors parking available. Bin Store.

**Agents Note:**  
The vendor informs us at the time of instruction of the following lease information. We would however suggest this information is verified by your legal representative before exchange of contracts.

Lease: TBC  
Ground Rent: Annually - £175  
Service Charge: Annually - Approx £1,680





Tenure: Leasehold  
Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 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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\*DRAFT DETAILS\*

£146,995  
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