

* Rarely available is this GROUND FLOOR TWO BEDROOM retirement property situated in a popular location, briefly comprising master with en suite, secondary shower room, bright and airy lounge/diner, kitchen, access to laundrette facilities and communal lounge, well maintained communal gardens & private parking available for residents & visitors *

The Accommodation Comprises:
Solid door into:

Entrance Hall
Entry phone system to wall, storage cupboard with shelving and meters, electric radiator.

Shower Room: 8' 8" x 5' 8" (2.64m x 1.73m)
Shower cubicle with shower over, low level WC, storage unit, wash hand basin set in vanity unit, light to wall, extractor fan.

Bedroom One 18' 6" x 10' 5" (5.63m x 3.17m)
UPVC double glazed window to side elevation, built-in wardrobe with mirror fronted doors, electric radiator, door to:

En-suite 6' 2" x 5' 3" (1.88m x 1.60m)
Shower cubicle with shower above, wash hand basin with storage unit below, low level WC, extractor fan, lino flooring.

Bedroom Two 16' 4" x 8' 11" (4.97m x 2.72m)
UPVC double glazed window to front elevation, built-in wardrobes with hanging rail.

Lounge/Diner 19' 8" x 10' 11" (5.99m x 3.32m)
UPVC double glazed windows and door to side elevation overlooking beautifully maintained gardens, UPVC double glazed window to front elevation fitted with shutters, feature fireplace, space for table and chairs, electric radiator, obscured double doors into:

Kitchen 7' 7" x 7' 1" (2.31m x 2.16m)
UPVC double glazed window to front elevation, space for fridge/freezer, a range of base cupboards and matching eye level units, stainless steel sink unit, lino flooring.

Outside
The property benefits from non-allocated parking.

Agents Note:

LEASE: 125 year lease from 2000
SERVICE CHARGES: £2474.54 every six months
GROUND RENT: £828 per annum

General Information:
Construction: Traditional
Electric Supply: Mains
Sewerage: Mains sewerage
Mobile & broadband coverage: <https://checker.ofcom.org.uk>
Flood risk: www.gov.uk/check-long-term-flood-risk





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Council Tax Band: D

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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

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