

# \* Two Bedroom First Floor Apartment \* Telephone Entry System \* No Forward Chain \* 2 En-suite Bathrooms & Separate Cloakroom \* Conveniently Located For Town Centre, Train Station & M25 \* EPC Rating B / Council Tax Band D - £2,356.17 P.A. \*

Waghorn & Company are proud to offer to the market this deceptively spacious, 2 bedroom apartment, conveniently located for the Town Centre, favoured Schools & transport links. The property boasts a wealth of period style features which are highlighted by an abundance of natural light with the added benefits of 2 en-suite bathrooms, separate cloakroom, open plan living space and no forward chain. An internal viewing is highly recommended.

#### **Entrance**

Access is via a communal entrance door with telephone entry system and stairs leading to private entrance door which opens to entrance hall.

#### **Entrance Hall**

Inset spotlights, under stairs storage cupboard and doors to bedrooms, cloakroom, open plan living space & built in coats cupboard.

### **Bedroom One** 13' 7" x 14' 6" (4.14m x 4.42m)

Windows to both side and rear, inset spotlights, cupboard housing gas boiler, door to en-suite and radiator.

## **En-Suite** 9' 11" x 6' 4" (3.02m x 1.93m)

Sash widow to rear, free standing bath with central mixer taps and hand shower piece, walk-in shower with rainfall shower head over and additional hand shower piece, tiled flooring with under floor heating, ceramic wall tiling, low level w/c, pedestal hand wash basin with fitted wall mirror over, inset spotlights, extractor fan and heated towel rail.

#### **Cloakroom** 4' 9" x 4' 6" (1.45m x 1.37m)

Low level w/c, corner hand wash basin with splash back tiling, inset spotlights, extractor fan and heated towel rail.

## **Bedroom Two** 15' 8" x 12' 9" (4.77m x 3.88m)

Sash windows to side, inset spotlights, door to en-suite & radiator.

## **En-Suite** 6' 4" x 6' 9" (1.93m x 2.06m)

Freestanding bath with central mixer taps and hand shower piece, low level w/c, pedestal hand wash basin, inset spot lights, extractor fan and heated towel rail.

# **Open Plan Living Space**

## **Kitchen Area** 15' 2" x 7' 4" (4.62m x 2.23m)

Bay window to front, sink set within worktop with cupboards under and a further range of matching base and wall units, integrated fridge freezer, washer/dry & dish washer, 4 ring induction hob, set within island worktop with electric oven under, inset spotlights, extractor fan and radiator.

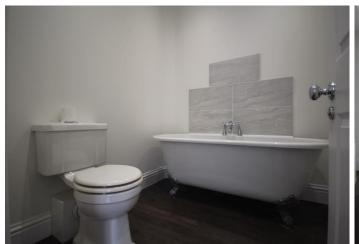
## **Sitting Area** 13' 6" x 15' 2" (4.11m x 4.62m)

Bay windows to both side and front, inset spot lights and radiator.





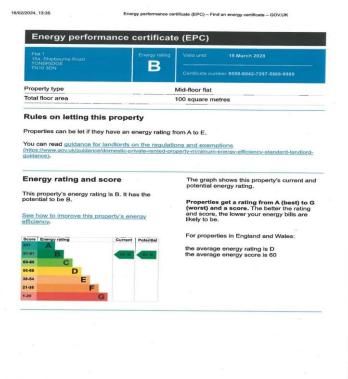




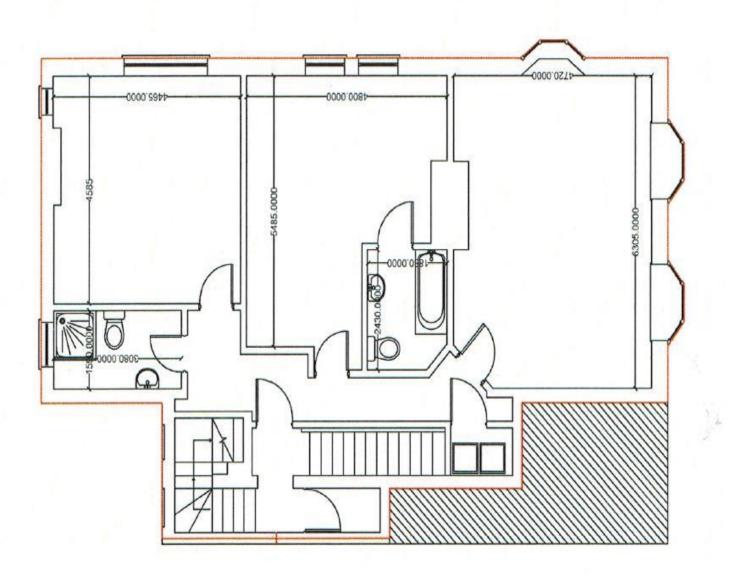


**Tenure**Leasehold Lease details TBC





https://find-energy-certificate.service.gov.uk/energy-certificate/9558-8042-7297-5868-9980?print=tr



Details No. 1 TW/JW
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