# allhomes

















Step inside and be captivated by this spacious ground-floor, two-bedroom apartment. Designed for comfortable living, it features a generously sized sitting room and a thoughtfully laid-out kitchen, making it perfect for those seeking single-level accommodation. The property boasts a well-proportioned private garden and convenient access to communal parking. Ideally located within easy reach of numerous amenities, including the local doctor's surgery, this well-presented home is a must-see. We highly recommend scheduling a viewing at your earliest convenience.

## **Entrance Hall**

16' 8" x 5' 0" (5.09m x 1.52m) Welcoming entrance hall. Radiator

# **Sitting Room**

16' 1" x 10' 6" (4.89m x 3.19m)

Well-proportioned size room seamlessly adjoining the kitchen offering open plan living. Sliding patio doors to garden. Radiator

# **Kitchen**

15' 5" x 7' 8" (4.71m x 2.33m)

Stylish kitchen with wall and base cupboard and drawer units with work tops over. Inset sink and large stainless steal drainer. Space for free standing oven, fridge freezer, washing machine and slimline dishwasher. Door to garden. Boiler

# **Bedroom 1**

12' 6" x 9' 7" (3.82m x 2.91m)

Well presented double room with window to side. Radiator

# Bedroom 2

10' 8" x 6' 10" (3.26m x 2.09m)

Lovely bright room with window to side. Radiator

# Storage Room

7' 7" x 4' 4" (2.31m x 1.31m) large walk in storage room

## **Bathroom**

8' 0" x 7' 5" (2.43m x 2.25m)

WC and wash basin vanity unit. Bath with shower attachment. Window to side. Radiator

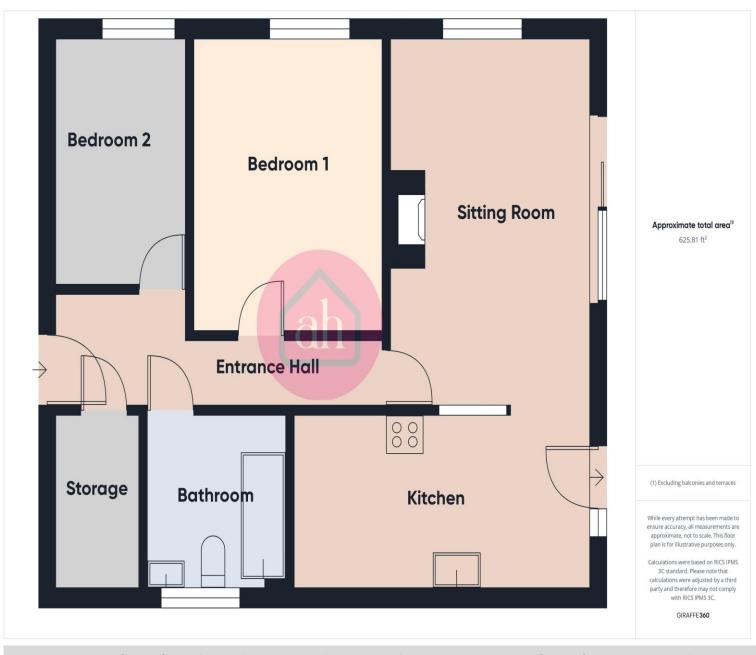
# Outside

# Rear Garden

Lovely size garden with patio seating area. Steps leading to a lawn area and a second patio area. Enclosed by fencing and bordered flower and shrubs beds. Gate access. Shed

# **Agent's Note**

The property has 97 years left on the lease ground rent and service charge is £827.53 per annum. Combi boiler is only 3 years old.



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