





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 steel 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.



Approximate total area⁽¹⁾
625.81 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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