We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.

The Propert Ombudsman

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COUNTY Estate Agents

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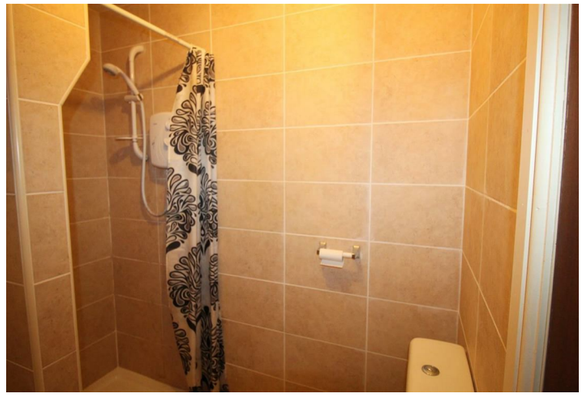


Communal Entrance
Entrance gained via solid timber door which leads into;

Communal Entrance Hallway
Large cupboard housing the electric meters, decorative coving, staircase leading to the first floor landing, door leading into;

Entrance to Flat One
Solid timber door leading into;

Entrance Vestibule
Fuse box, door leading into;

Open Plan Kitchen / Lounge
16'2 into the bay x 12'3 at widest point
Large UPVC double glazed walk in bay window to the front, entry phone, wall mounted electric fire, wall mounted electric storage heater, television and telephone points, range of wall and base units, laminate work surfaces, stainless steel sink and drainer, electric hob with overhead illuminated extractor hood, integrated 'Logik' electric oven, washing machine, fridge freezer, vinyl flooring, skirting boards, decorative coving.

Bedroom
11'4 into the bay x 10'6 at widest point
Double bedroom with large UPVC double glazed bay window to the rear, wall mounted electric storage heater, skirting boards, decorative coving, door leading into;

En-Suite Shower Room
6'5 x 3'2
Three piece white suite comprising of; shower cubicle with overhead electric shower,, WC and pedestal wash hand basin, fully tiled walls, vinyl flooring, extractor fan, coving.

First Floor Landing
Split level landing, decorative coving, skirting boards, staircase leading up to the second floor landing, doors leading to both first floor apartments.

Entrance To Flat Three
Located at the rear,solid timber door leading into;

Hallway
Entry phone, fuse box, doors lead to the following rooms;

Bedroom
10'10 x 6'9
Double bedroom with UPVC double glazed opaque window to the side, wall mounted electric storage heater, skirting boards, door leading into;

En-Suite Shower Room
6'10 x 2'5
Three piece white suite comprising of; shower cubicle with overhead electric shower, WC and pedestal wash hand basin, fully tiled walls, vinyl flooring, extractor fan.

Open Plan Kitchen / Lounge
13'5 x 10'1
Large UPVC double glazed window to the rear, wall mounted electric storage heater, television and telephone points, range of wall and base units, laminate work surfaces, tiled to splash backs, stainless steel sink and drainer, electric hob with overhead illuminated extractor hood, integrated 'Logik, electric oven, fridge freezer, vinyl flooring, skirting boards, coving.

Entrance to Flat Four
Located at the front, solid timber door leads into;

Hallway
Fuse box, skirting boards, set of doors leading into;

Open Plan Kitchen / Lounge
17' at widest point x 16'6 into the bay
Large UPVC double glazed walk in bay window to the front, further UPVC double glazed window to the front, entry phone, wall mounted electric fire, wall mounted electric storage heater, television and telephone points, range of wall and base units, laminate work surfaces, stainless steel sink and drainer, electric hob with overhead illuminated extractor hood, integrated 'Logik' electric oven, fridge freezer, space for dining table and chairs, extractor fan, vinyl flooring, skirting boards, decorative coving, door leading into;

Bedroom
13'4 at widest point x 10'7 at widest point
Double bedroom with UPVC double glazed window to the rear, wall mounted electric storage heater, skirting boards, decorative coving, door leading into;

En-Suite Shower Room
7' x 3'3
Three piece white suite comprising of; shower cubicle with overhead electric shower, WC and pedestal wash hand basin, fully tiled walls, vinyl flooring, extractor fan, decorative coving.

Second Floor Landing
Large Velux window to the rear, skirting boards, decorative coving, stairs leading up to entrance door for flat five.

Entrance To Flat Five
Solid timber door leads into;

Hallway
Fuse box, skirting boards, doors to the following rooms;

Bedroom
10'9 x 8'4
Double bedroom with UPVC double glazed window to the side, wall mounted electric storage heater, skirting boards, door leading into;

En-Suite Shower Room
9'10 x 3'2
Three piece white suite comprising of; shower cubicle with overhead electric shower, WC and pedestal wash hand basin, fully tiled walls, vinyl flooring, extractor fan.

Open plan Kitchen / Lounge
17'2 at widest x 13'6
Large UPVC double glazed window to the front, velux window to the front, entry phone, wall mounted electric fire, wall mounted electric storage heater, television and telephone points, range of wall and base units, laminate work surfaces, stainless steel sink and drainer, tiled to splash backs, electric hob with overhead illuminated extractor hood, integrated 'Logik' electric oven, fridge freezer, space for dining table and chairs, vinyl flooring, skirting boards, decorative coving.

Entrance To Flat Two
Located at the rear of the building, the apartment is accessed via private solid timber door with glass inserts to the side leads into;

Entrance Vestibule
Fuse box, doors leading into the following rooms;

Open Plan Kitchen / Lounge
13'4 x 10'2
Large UPVC double glazed window to the rear, entry phone, wall mounted electric fire, wall mounted electric storage heater, television and telephone points, range of wall and base units, laminate work surfaces, stainless steel sink and drainer, electric hob with overhead illuminated extractor hood, integrated electric oven, fridge freezer, space for dining table and chairs, vinyl flooring, skirting boards, decorative coving.

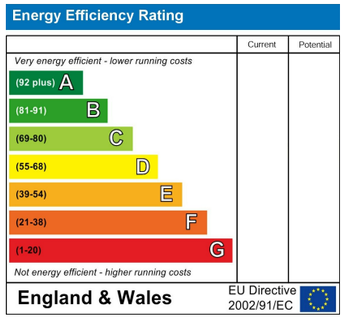
Bedroom
10'1 x 9'11 at widest point
UPVC double glazed window to the side, wall mounted electric storage heater, skirting boards.

En-Suite Shower Room
6'7 x 5'6
Three piece white suite comprising of; shower cubicle with overhead electric shower, WC and pedestal wash hand basin, fully tiled walls, vinyl flooring, extractor fan, wall mounted mirror, wall mounted chrome towel holder.

Garage
17'3 x 10'
Accessed via up and over door. External water tap. The garage is currently used for landlord storage space and isn't used by any of the tenants.

Outside
Off road parking space for one car, this currently belongs to flat two. To the rear is a patio area.

Other Details
Tenure: Freehold
Council Tax Band: A (£1,533.06 per flat, per annum)

* The property has recently had a new fire alarm system installed
* The property was renovated and converted into 5 flats in 2018 and is listed as one title
* Three phase electric installed at the time of the renovations
* Each flat is registered with separate addresses and have their own electric and water meters
* The property benefits from a new roof and double glazing
* EPC ratings: Flat 1: E, flat 2: E, flat 3: D, flat 4: D, flat 5: D
* The flats are achieving the following rents:

* Flat 1 - £550pcm
* Flat 2 - £550pcm
* Flat 3 - £480pcm
* Flat 4 - £550pcm
* Flat 5 - £550pcm