



Trobridge Parade, Grahame Park Way

£390,000 Leasehold

LOW SERVICE CHARGE!

Mile are pleased to offer this Modern, stunning two bedroom flat for sale in a highly sought after development. The property consists of two double bedrooms, two bathrooms (one being En-Suite), an open plan reception room with and open plan fully fitted kitchen. The property has been finished to a very high standard and also benefits from a balcony in the master bedroom and a patio off the reception room leading onto the communal roof gardens. This property also has an allocated underground car park space. EPC Rating B

- MODERN
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS (ONE EN- SUITE)
- ALLOCATED PARKING SPACE
- BALCONY
- PATIO
- HIGHLY SOUGHT AFTER LOCATION
- HIGH SPECIFICATION
- MUST BE SEEN TO AVOID DISSAPPOINTMENT!
- EPC RATING B



GROSS INTERNAL AREA (GIA)
The footprint of the property
70.19 sqm / 755.52 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
66.20 sqm / 712.57 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
16.27 sqm / 175.13 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft

Spec Verified floor plans are produced in accordance with

IPMS 3B RESIDENTIAL 67.12 sqm / 937.75 sqft

MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.