





A spacious two bedroom ground floor maisonette in need of modernisation, located in a quiet residential development within the conservation area only a short walk of the City centre. Offered for sale chain free the property comes with residents parking, a 934 year lease and private rear garden.

Entrance

A part glazed wooden front door. Radiator. Further door leading to:-

Living Room

Window to front. Gas fireplace. Radiator. Door leading to:-

Inner Hallway

Storage cupboard housing electric meter and brand new consumer unit. Airing cupboard housing hot and cold water tanks. Radiator. Doors leading to:-

Kitchen

Window and door to rear. A selection of wall and base mounted units with roll top work surfaces. Stainless steel sink with mixer tap. Tiled splash backs. Integrated double oven and gas hob. Space and plumbing for washing machine and fridge/freezer.

Bedroom One

Window to front. Radiator.

Bedroom Two

Window to rear. Radiator.

Bathroom

Window to rear. Panelled bath tub with mixer tap and shower attachment. Vanity wash hand basin. WC. Towel rail. Tiled walls.

Garden

A private garden space located to the rear of the property.

Lease

934 year lease remaining.

Service Charge

£650.00 per annum

Ground Rent

£12.60 per annum

Please note, the property is being sold by a relative of a Director of Provenders Limited t/a Daniels Estate Agents.

