





Well-presented ground floor two-bedroom apartment offered with a long lease of 111 years remaining and benefiting from a garage located en bloc and a spacious garden located at the rear of the property.

The property is accessed via an entrance hallway with electric heater, airing cupboard housing the hot water tank, and access to all principal rooms.

The fitted kitchen enjoys a front-facing UPVC double-glazed window and offers a range of matching base and wall units with work surfaces, integrated hob with extractor hood, oven and grill, stainless steel sink with mixer tap, and space and plumbing for white goods.

The lounge is a comfortable living space with a front-facing UPVC double-glazed window, telephone point, and electric heater. The bathroom features a three-piece suite comprising a bath with electric shower over, pedestal wash hand basin, and low-level WC, complemented by wall tiling, a chrome heated towel radiator, and a frosted UPVC double-glazed window.

There are two bedrooms, both positioned to the rear of the property. Bedroom One is a double room with a UPVC double-glazed window and radiator, while Bedroom Two benefits from two UPVC double-glazed windows, an electric radiator, and a built-in storage cupboard.

Externally, the property further benefits from a garage in a nearby en bloc, providing useful storage or parking.



## Hallway

Entrance hallway with electric heater, electrical consumer unit, and an airing cupboard housing the hot water tank. Internal doors provide access to the principal rooms.

## Kitchen

Fitted kitchen with a UPVC double-glazed window to the front elevation. Comprising a range of matching base and wall-mounted cupboards and drawers with work surfaces over. Integrated appliances include a hob with stainless steel extractor hood above, oven and grill. Stainless steel sink and drainer with mixer tap. Plumbing and space for freestanding and under-counter white goods.

## Lounge

Comfortable lounge featuring a UPVC double-glazed window to the front elevation, telephone point, and electric heater.

## Bathroom

With a UPVC double-glazed frosted window to the side elevation. Fitted with a three-piece suite comprising a low-level WC, pedestal wash hand basin, and bath with electric shower over. Complementary wall tiling and a chrome heated towel radiator.

## Bedroom One

Double bedroom with a UPVC double-glazed window to the rear elevation and central heating radiator.



## Bedroom Two

Second bedroom with two UPVC double-glazed windows to the rear elevation, electric radiator, and a built-in storage cupboard.

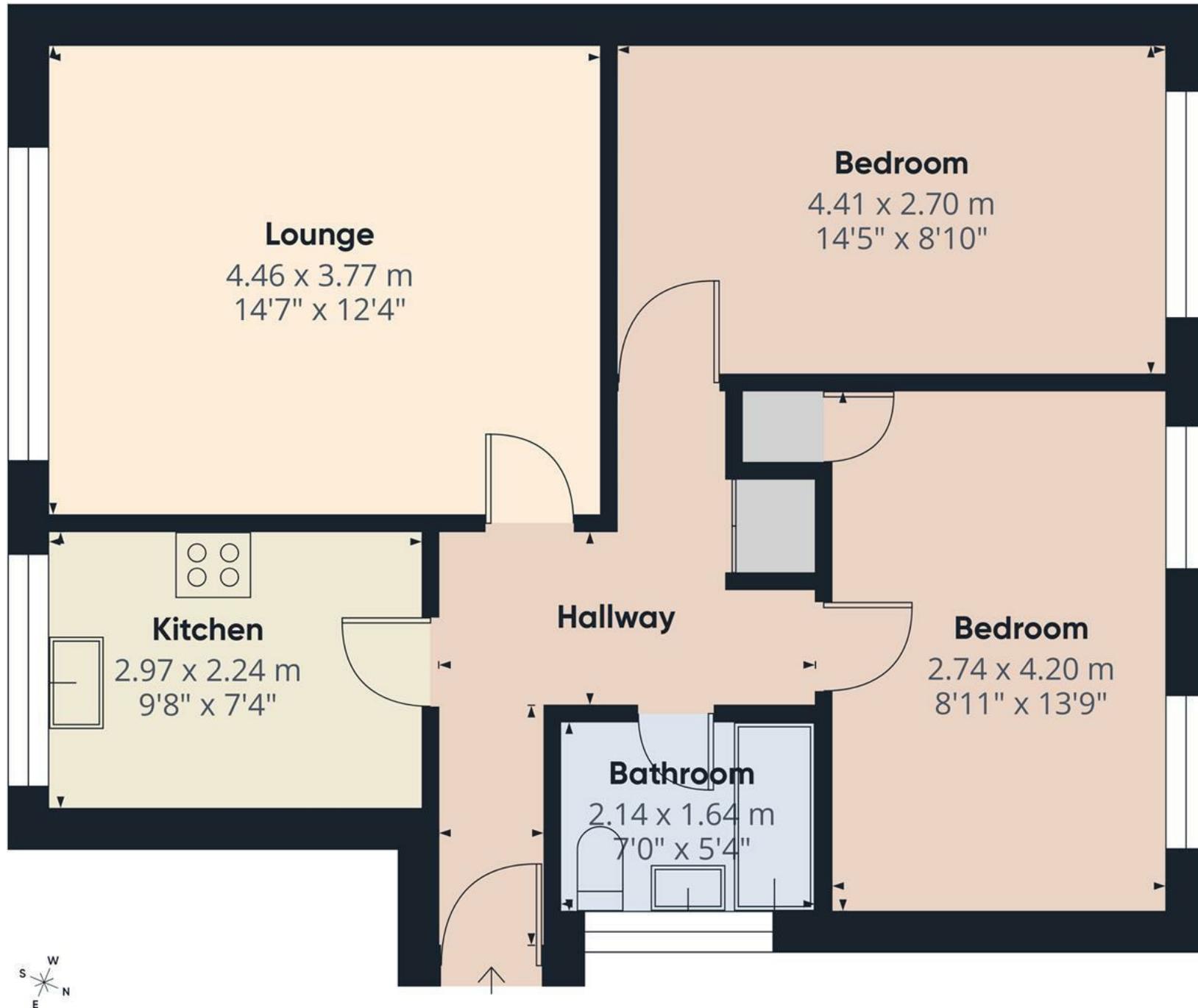
## Leasehold Information

The agent has not inspected the legal documentation to confirm the leasehold details of the property. Prospective purchasers are advised to obtain verification of the lease terms, from their solicitor or surveyor before proceeding with a purchase.









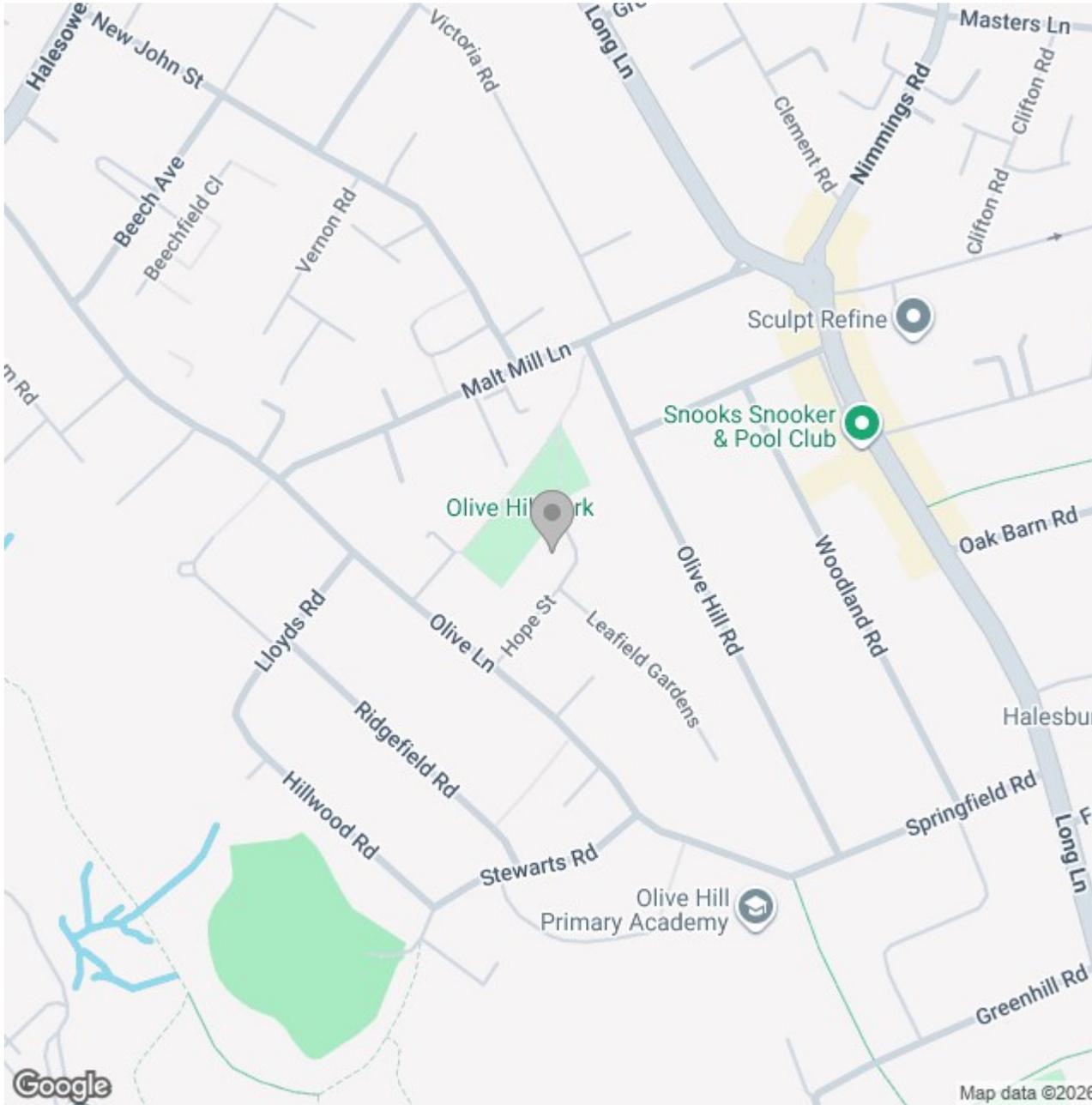
Approximate total area<sup>(1)</sup>

58.2 m<sup>2</sup>  
626 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	