



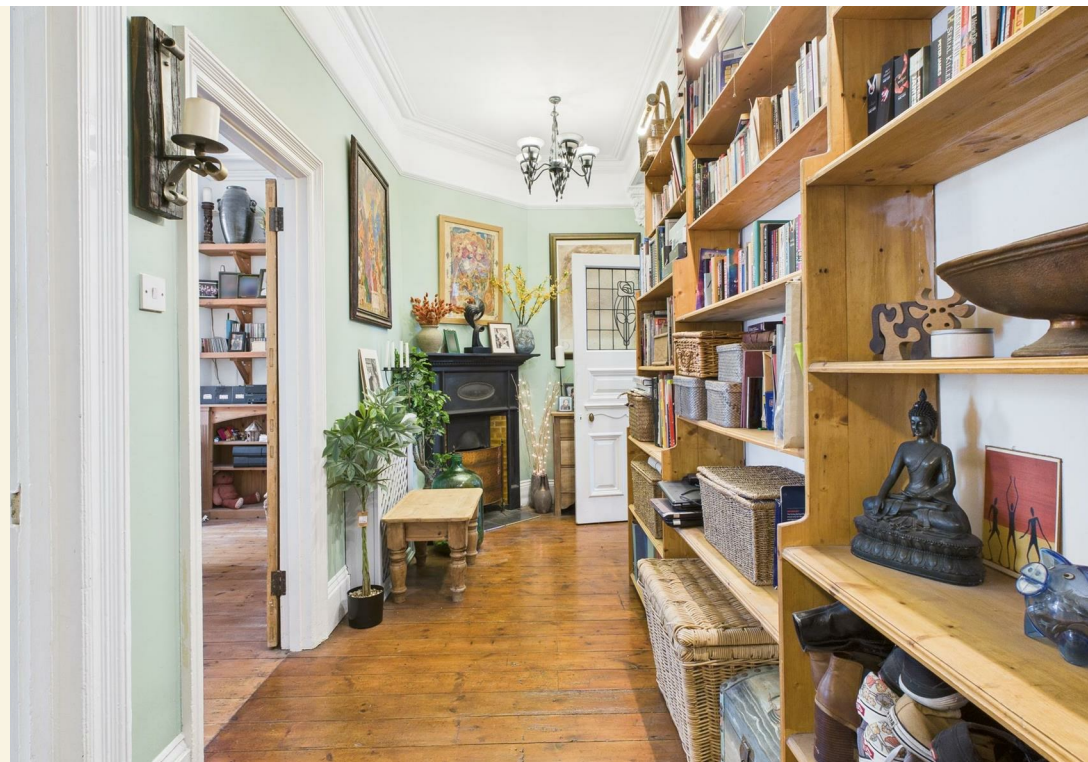






A BEAUTIFUL two bedroom ground floor GARDEN FLAT with a WEALTH OF PERIOD FEATURES AND CHARACTER in this SOUGHT AFTER LOCATION near StT ANN'S WELL GARDENS. The accommodation comprises entrance hall 17' LOUNGE/DINING ROOM, LEAN TO CONSERVATORY, 16' KITCHEN/DINING ROOM, REAR GARDEN, BATHROOM, WC, GSH, SHARE OF FREEHOLD, EPC E.

- VIRTUAL REALITY AND FLOORPLAN
- BEAUTIFUL PERIOD PROPERTY
- A WEALTH OF PERIOD FEATURES
- GROUND FLOOR FLAT
- 17' x 12' LOUNGE
- 16'3" KITCHEN/DINING ROOM
- GARDEN WITH OFFICE
- TWO BEDROOMS
- SHARE OF FREEHOLD
- A MUST VIEW TO APPRECIATE







## GROUND FLOOR

### ENTRANCE HALL

Coloured glass leaded light window, ceiling coving, picture rail, feature fireplace with cast iron mantel with tiled inset and hearth, exposed floorboards, radiator with decorative cover.

### LOUNGE

Glass pane door with window above and sash windows to sides to LEAN TO CONSERVATORY, ornate mouldings to ceiling and walls, ceiling coving, feature fireplace with wooden mantle with three mirrors inset, tiled inset and hearth, exposed floorboards, radiator.

### LEAN TO CONSERVATORY

Multi glass pane doors to REAR GARDEN, multi glass pane windows, tiled floor.

### KITCHEN/DINING ROOM

Glass pane door with window above and to the side giving access to REAR GARDEN, Sash window, worktop with cupboards, drawers and shelving under, larder further cupboards to chimney recess, stainless steel one and a quarter bowl single drainer sink unit with mixer tap, tiled splashback, range oven with five ring gas hob, tiled splashback, plumbed space for washing machine, space for further appliances, wall mounted combination boiler, laminated wooden flooring, radiator.

### BEDROOM 1

Three West aspect sash windows, ceiling coving, mezzanine bed platform with cupboards under, ceiling spotlights, radiator.

### BEDROOM 2

Two West aspect sash windows, door with leaded light panel and leaded light windows to sides, ceiling coving, radiators.

### BATHROOM

Fitted with white suite comprising painted wood panelled bath with mixer tap and shower attachment, tiled shelf with wash hand basin with mixer tap and cupboards under, part tiled walls, tiled floor, chrome ladder style heated towel rail, extractor fan, part frosted glass sash window.

### SEPARATE WC

Frosted glass sash window, low level close coupled WC, understairs storage cupboard, tiled floor, radiator with decorative cover.

## EXTERNAL

### REAR GARDEN

Lawned with terrace and raised borders to sides with mature planting.

### GARDEN ROOM

Four leaded light windows, wood flooring, power.

### COMMUNAL STORE ROOM

Suitable for bikes etc. The vendor, who has lived in the flat 30 years, says no one else uses it.

## ADDITIONAL INFORMATION

Lease - Share of Freehold - 63 years - Lease extension to be included

Maintenance - £1,000

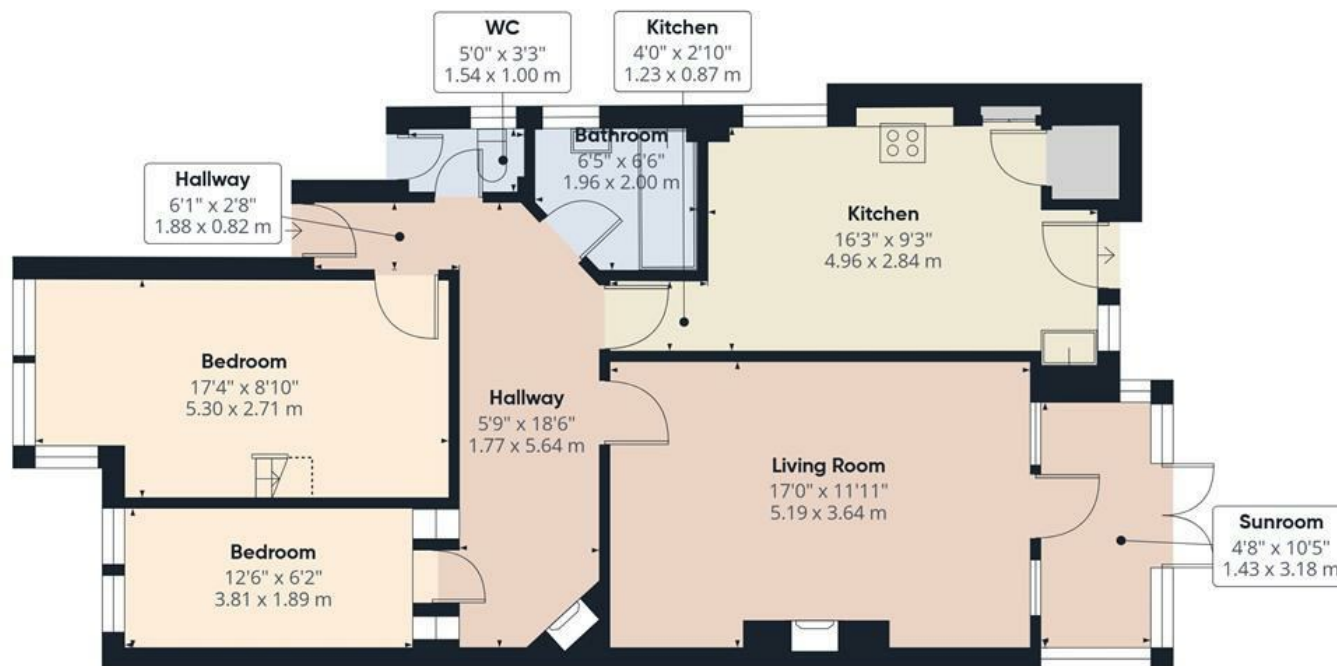
Ground Rent - Peppercorn

Council Tax Band C - £2,182.92

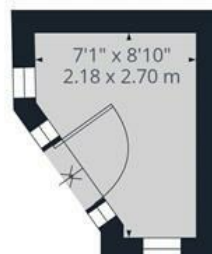








Ground Floor Building 1



Ground Floor Building 2

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

882 ft<sup>2</sup>

81.8 m<sup>2</sup>

**Reduced headroom**

4 ft<sup>2</sup>

0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

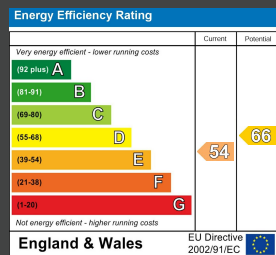
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## ENERGY PERFORMANCE CERTIFICATE (EPC)



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