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DURINGTON GATE  
PRIVATE PARKING  
RESIDENTS ONLY  
PARKING CONTROLLED BY OPERATOR  
PRIVATE RESIDENTS ONLY

## Description

We are delighted to offer this spacious Ground Floor Apartment situated in a really convenient location with great access to mainline train station , comprehensive shops, Dr's and medical centre and local schools. The property has two double bedrooms, living room with access to a south facing balcony, fitted kitchen and bathroom/w.c. Other benefits include gas heating, double glazing, residents parking and a long lease. Viewing is recommended



## Key Features

- Ground Floor Flat
- South Facing Balcony
- 125 year lease
- Council Tax Band - B
- Security Entryphone
- Convenient Location
- Two Double Bedrooms
- EPC - TBC
- Leasehold
- Viewing Advised





**Communal Front Door**  
with security entryphone system

**Entrance Hall**  
storage cupboard and smooth ceiling

**Living Room**  
**5.46 x 3.37 (17'10" x 11'0")**  
radiator, double glazed window and door to

**South Facing Balcony**  
with space for seats and to enjoy outside space

**Kitchen**  
**2.7 x 2.63 (8'10" x 8'7")**  
Measurements to include built in units with sink unit with drainer, units under and over the work top surfaces, space for washing machine and cooker, part tiled walls, obscured double glazed window, wall mounted boiler

**Bedroom One**  
**4.01 x 3.01 (13'1" x 9'10")**  
radiator and double glazed window

**Bedroom Two**  
**3.17 x 2.72 (10'4" x 8'11")**  
measurement is not to include the built in wardrobes with hanging and storage, radiator, double glazed window

**Bathroom/w.c**  
bath with shower over, low level w.c, part tiled walls, storage, wash hand basin and obscure double glazed window

**Outside & Parking**  
there are communal grounds surrounding Durrington Gardens and residents parking on a first come, first served basis

**Lease & Service Charge Details**  
Lease - 125 years remaining  
Ground Rent - £0  
Ground Rent Review - n/a  
Service Charge - £1,699.92  
Service Charge Review - TBC

