







\*\*\*\* IMPRESSIVE GROUND FLOOR  
 APARTMENT \*\*\*\* Located in a block of  
 just 3 apartments and benefitting from  
 a communal garden and allocated  
 parking. Secure entrance into a  
 communal hall, private entrance hall,  
 lounge and fitted kitchen, double  
 bedroom with built in wardrobes and a  
 bathroom. Offered for sale with no  
 upward chain and immaculate  
 throughout.





## COMMUNAL HALL

Secure entrance door into the communal hall with the door into the communal garden and door into the apartment.

## ENTRANCE HALL

Two storage cupboard, UPVC double glazed window, radiator and doors too -

## LOUNGE

Feature fireplace, radiator, 2UPVC double glazed windows and open through to the kitchen.

## KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drain the unit. Fitted oven and hob with extra extractor, integrated fridge and UPVC double glazed window.

## BEDROOM

Built-in wardrobes, radiator and a UPVC double glazed window.

## BATHROOM

Panel enclosed bath, low flush wc, wash hand basin and a radiator.

## OUTSIDE

Communal garden with lawn and deck patio shared between the three apartments. Rear gate to the allocated parking space.

## LEASE INFO

Lease length : 105 years

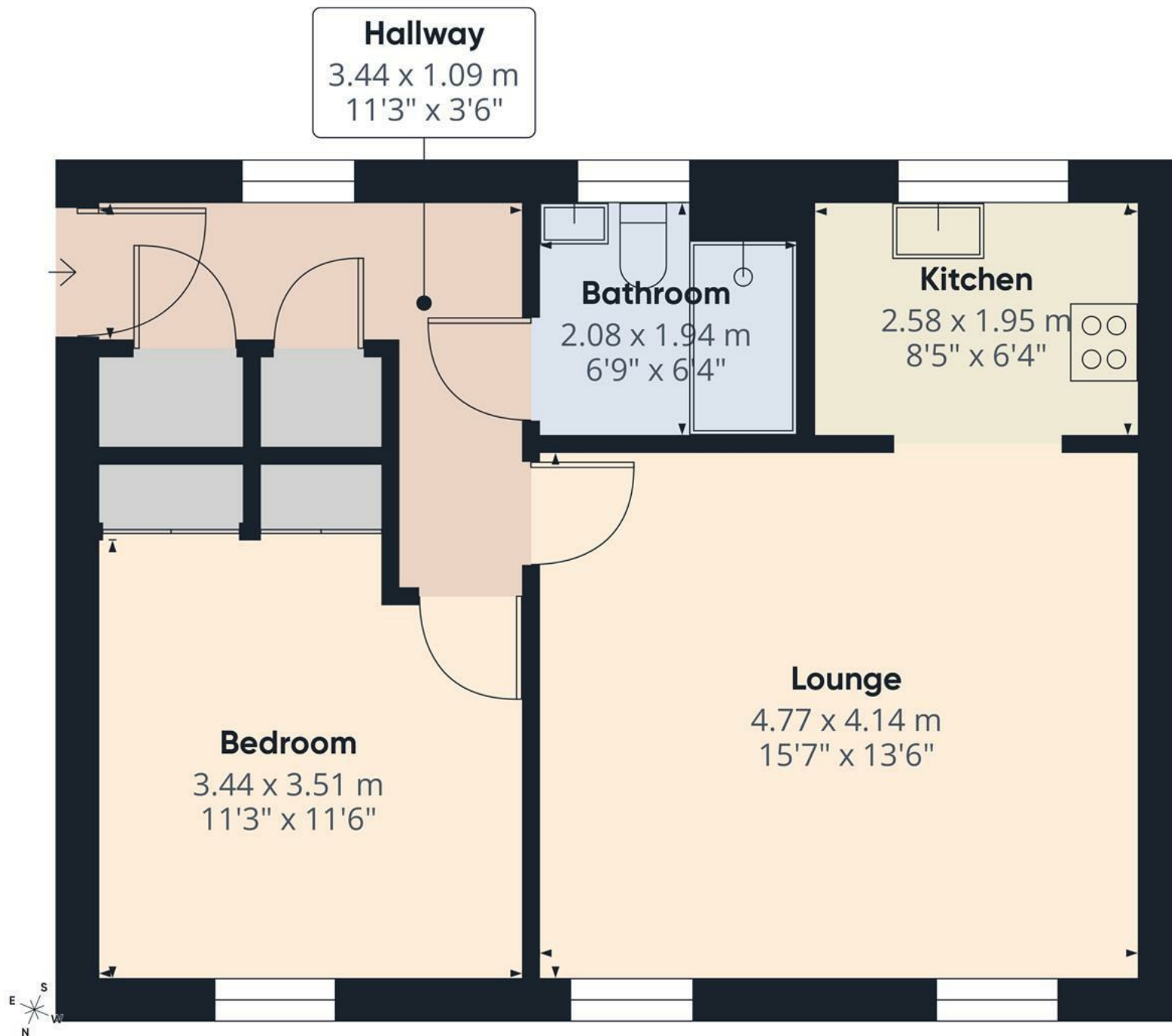
Ground rent : £125 per year

Service charge: £1900 per year









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

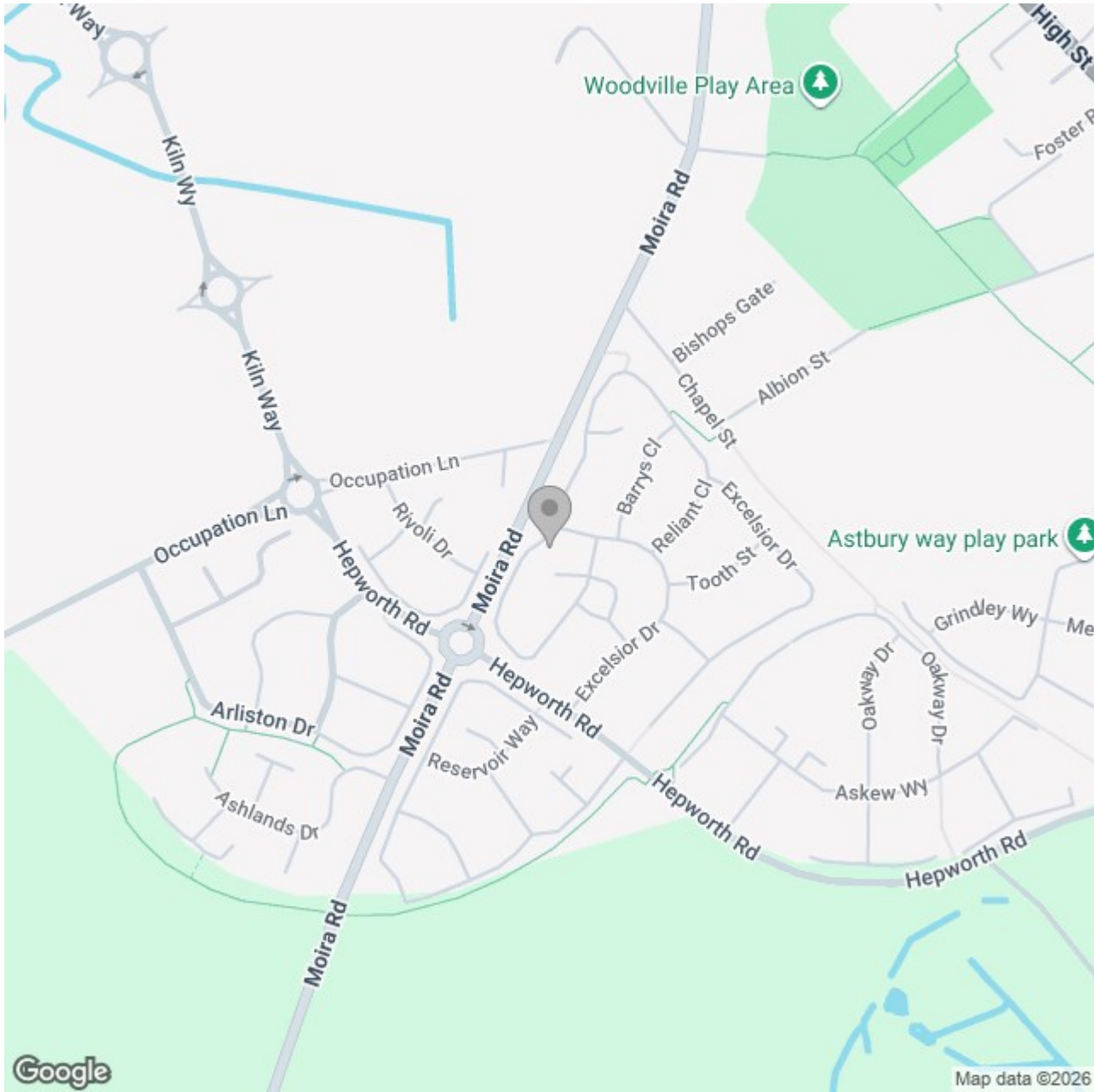
48.6 m<sup>2</sup>

524 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.

GIRAFFE360



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>76</b>	<b>76</b>
(55-68) <b>D</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 