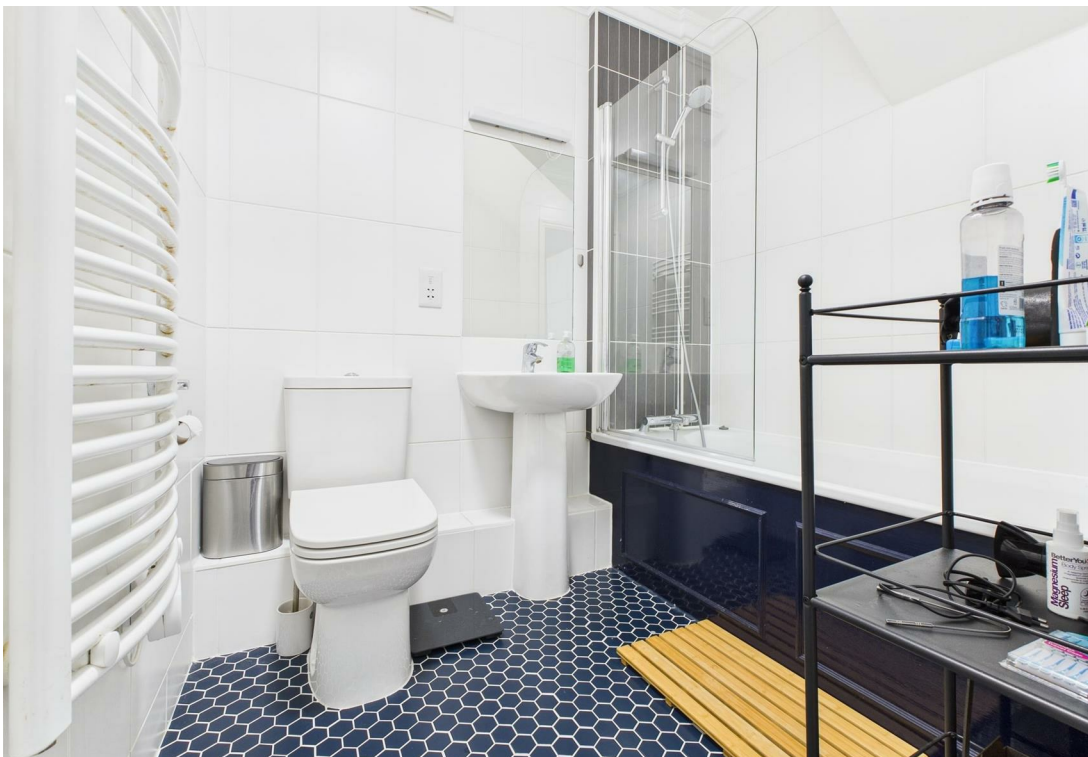




A TWO BEDROOM second floor flat in a CONVERTED GRADE II LISTED BUILDING in SOUGHT AFTER BRUNSWICK TOWN. The accommodation comprises entrance hall, OPEN PLAN LOUNGE/KITCHEN, FITTED KITCHEN AREA, EN SUITE BATHROOM, SHOWER ROOM, PERIOD FEATURES, SHARE OF FREEHOLD, EPC D.

- VIRTUAL REALITY TOUR AND FLOORPLAN
- SECOND FLOOR FLAT
- CONVERTED GRADE II LISTED BUILDING
- SOUGHT AFTER BRUNSWICK TOWN
- OPEN PLAN LOUNGE/KITCHEN
- FITTED KITCHEN AREA
- TWO DOUBLE BEDROOMS
- EN SUITE BATHROOM + SHOWER ROOM
- PERIOD FEATURES
- SHARE OF FREEHOLD





## SECOND FLOOR

### ENTRANCE HALL

Split level, South aspect sash window, ceiling coving, dado rail, beading to walls, video entry phone system.

### OPEN PLAN LOUNGE/KITCHEN

Two sash windows with shutters to sides, ceiling coving, picture rail, feature fireplace with wooden mantle, cast iron/tiled inset, cupboard to recess, recessed downlighting, two programmable electric heaters.

### KITCHEN AREA

Fitted with a range of eye level wall cupboards and base cupboard and drawer units, worktops, stainless steel single bowl single drainer sink unit with mixer tap, electric oven, electric hob with glass splashback and extractor fan over, plumbed space for washing machine, dishwasher, fridge/freezer, recessed downlighting.

### SHOWER ROOM

Fitted with white suite comprising tiled shower cubicle, pedestal wash hand basin with mixer tap and tinted mirror and light over, ceiling spotlights, extractor fan, Hexagon shaped tiles to floor.

### BEDROOM 2

West aspect sash window with plantation shutters, ceiling coving, feature fireplace with wooden mantle and cast iron inset, beading to walls, programmable electric heater.

### BEDROOM 1

West aspect sash window, ceiling coving, picture rail, fitted wardrobe, door to:

### EN SUITE BATHROOM

Fitted with white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap and mirror over, low level close coupled WC, ceiling coving, tiled walls, hexagon shaped tiles to floor, ladder style heated towel rail.

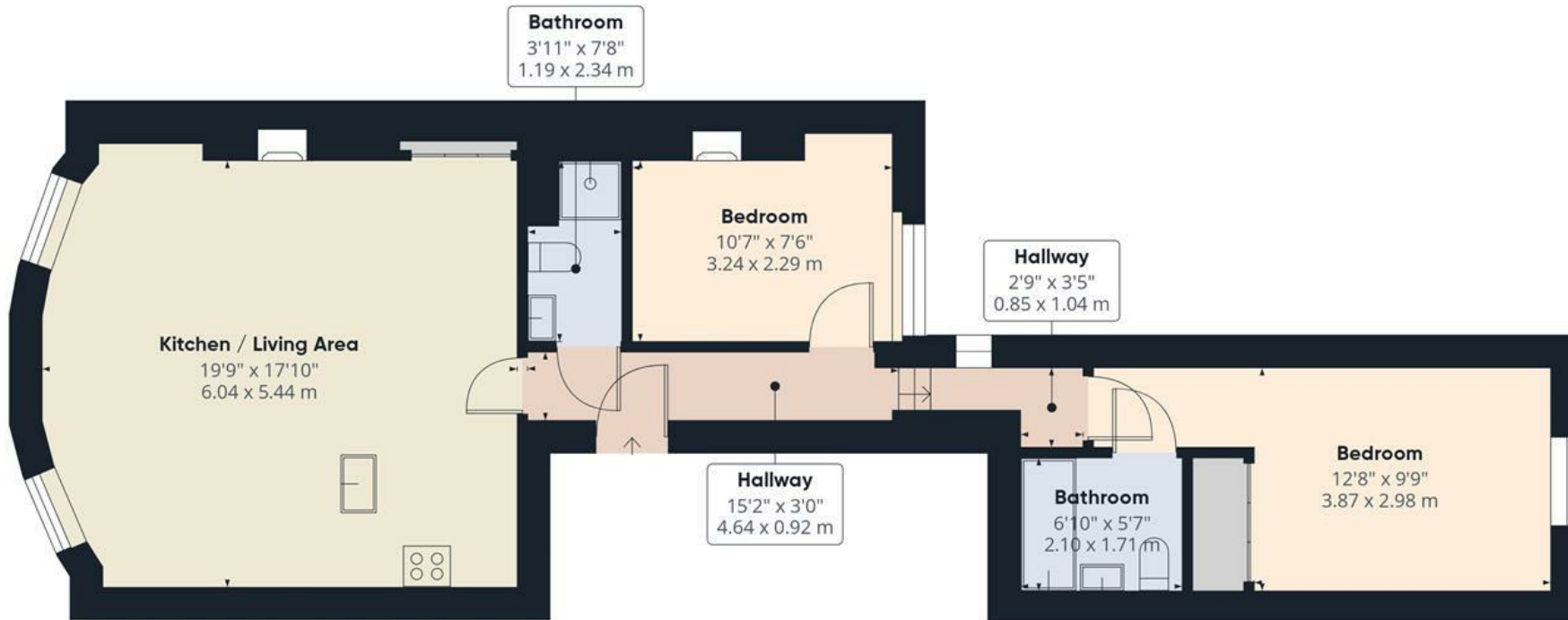
### ADDITIONAL INFORMATION

Lease - 125 years from 1st April 2020 - Share of Freehold (17.98%)

Maintenance - £2,243.90

Ground Rent - £0

Council Tax Band C - £2,292.84



Approximate total area<sup>m</sup>

731 ft<sup>2</sup>

67.9 m<sup>2</sup>

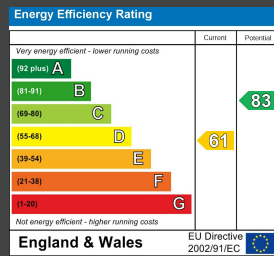
(1) Excluding balconies and terraces

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

GIRAFFE360



## ENERGY PERFORMANCE CERTIFICATE (EPC)



## DISCLAIMER

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