nick tart



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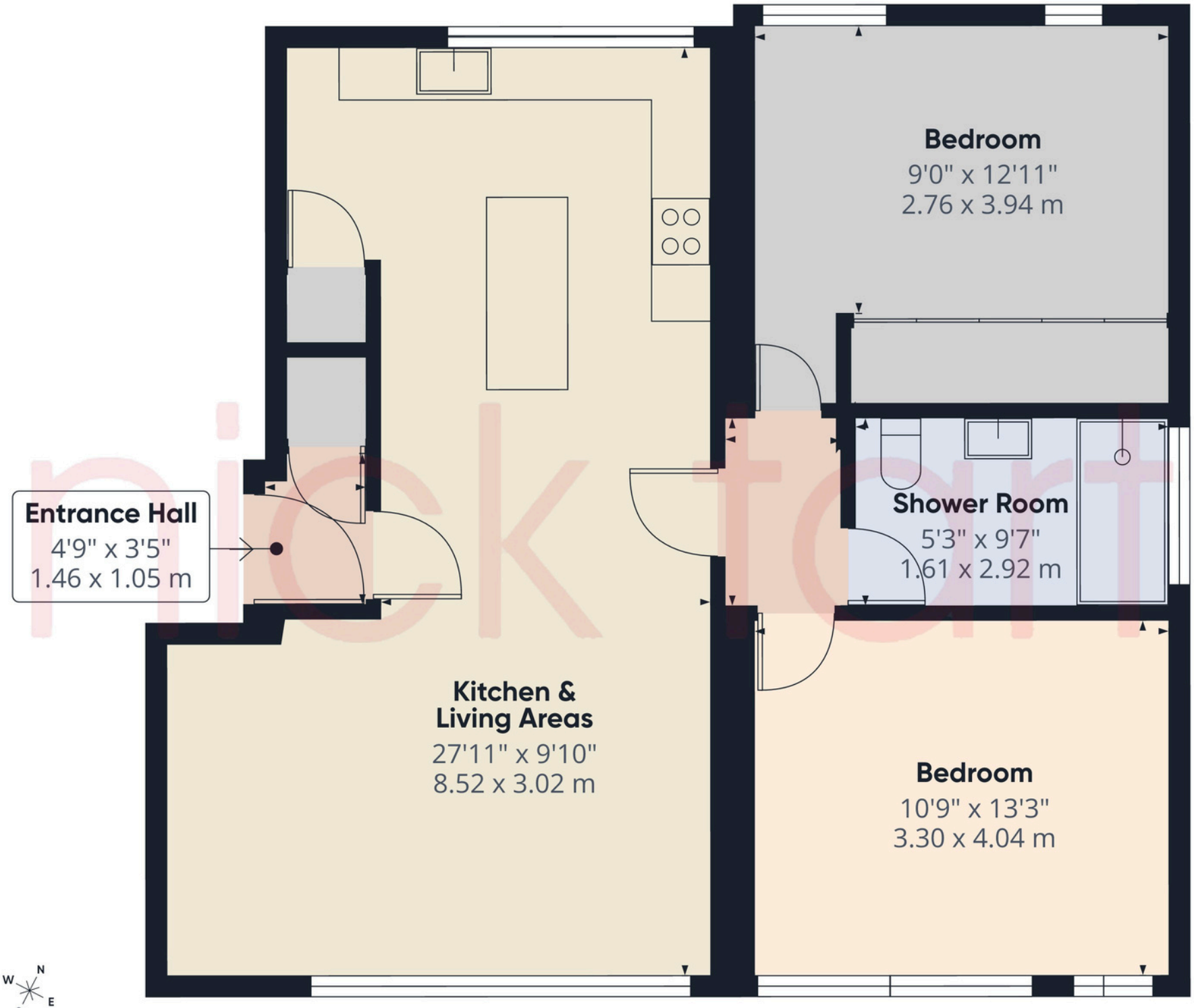
Key Features

- Second floor apartment
- Entrance hall
- Living & Kitchen area
- Shower room
- A choice of two bedrooms
- Allocated car parking space
- Communal garden area
- Stunning rear views



Important
We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of conveyancing partners including, Move Reports UK Ltd and Kingsley Bond where we currently receive a referral fee of £200 / £300 for each transaction.

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary, To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.



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Approximate total area(1)

751 ft²

69.7 m²

(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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Entrance hall Has a useful storage cupboard with the inner door leading to the…
U-shaped 'Open Plan' living and kitchen area.
The **Living area** has a feature fireplace with inset contemporary style electric fire, wood effect flooring, radiator and UPVC double glazed windows to the rear.

Kitchen area Offers a matching range of wall and base level units with work surfaces over, a variety of integrated appliances including a fridge, freezer, and a dishwasher. There is also the benefit of a built in double oven, separate built in microwave with gas hob and extractor fan over, double sink unit with extendable mixer tap, plumbing for washing machine, vertical radiator, walk in pantry, a breakfast bar with storage units and power sockets under, wood effect flooring, inset spotlighting and UPVC double glazed windows to the fore.
The **inner hall** has wood effect flooring and doors off to the…





Outside

We are advised there is an **allocated car parking space**, visitors parking and a communal garden area with mature trees and shrubbery.

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Second Floor

Shower room This enjoys an open shower space with partial screen, sink unit with mixer tap and vanity unit under, WC, heated towel rail, wood effect flooring, inset spotlighting and a UPVC double glazed window with obscure glass to the fore.
Bedroom Has a fitted wardrobe with mirrored doors that house the gas combination boiler, radiator, wood effect flooring and UPVC double glazed window to the fore.
Bedroom Has a radiator, wood effect flooring and UPVC double glazed windows to the rear.





EPC: E46
Tenure – we are advised the property is Leasehold.
We are advised the **ground rent** is... TBC
We are advised the **service charge** is... TBC
Lease Length: TBC
Services – we are advised all mains services are connected.
Council Tax – Band (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).





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