



A STYLISH AND BEAUTIFULLY presented ground floor flat in a CONVERTED GRADE II LISTED BUILDING. The accommodation comprises 24'10" WEST ASPECT STUDIO ROOM, WEST ASPECT KITCHEN, *REAR GARDEN*, BATHROOM, MEZZANINE BED AREA, A MUST VIEW PROPERTY, EPC E.

- VIRTUAL REALITY AND FLOORPLAN
- STYLISH AND BEAUTIFULLY PRESENTED
- GROUND FLOOR FLAT
- CONVERTED GRADE II LISTED BUILDING
- 24'10" WEST ASPECT STUDIO ROOM
- WEST ASPECT KITCHEN
- MEZZANINE BED/STORE
- BATHROOM
- * REAR GARDEN *
- ABSOLUTE MUST VIEW APARTMENT





GROUND FLOOR

ENTRANCE HALL

Entry phone, loft hatch, parquet wood flooring.

BATHROOM

Fitted with white suite comprising panelled bath with electric shower over, screen to side, pedestal wash hand basin, low level WC, part tiled walls, medicine cabinet, wall mounted electric convactor heater.

STUDIO ROOM

16'9" x 16'3"

West aspect window with views over the REAR GARDEN, multi glass paned door with window over to REAR GARDEN, ornate coving, cupboards and shelving to chimney recess's, electric heater, open square arch to:

KITCHEN

Fitted with a range of eye level wall cupboards and base cupboards, worktops with tiled surround, stainless steel single bowl single drainer sink unit with mixer tap, electric oven, electric hob with extractor hood over, plumbed space for washing machine, space for further appliance, West aspect window with views over the REAR GARDEN.

MEZZANINE BED/STORE

5'5" x 6'10"

Recessed downlighting, shelving.

REAR GARDEN

* Shared with one other flat *. Spacious, West aspect, lawned with mature planting, shed.

ADDITIONAL INFORMATION

Lease - 89 years - to be extended with sale

Maintenance - £1,603.54 + £223.80 into sinking fund (£1,827.34)

Ground Rent - £50

Council Tax Band A - £1,637.19

Kitchen / Living Area

6'11" x 6'11"
2.12 x 2.11 m

Mezzanine

5'5" x 6'10"
1'67 x 2'12m

Bathroom

5'5" x 6'11"
1.67 x 2.12 m

Hallway

3'5" x 5'10"
1.05 x 1.80 m

Studio/Living Room

16'9" x 16'3"
5.12 x 4.96 m

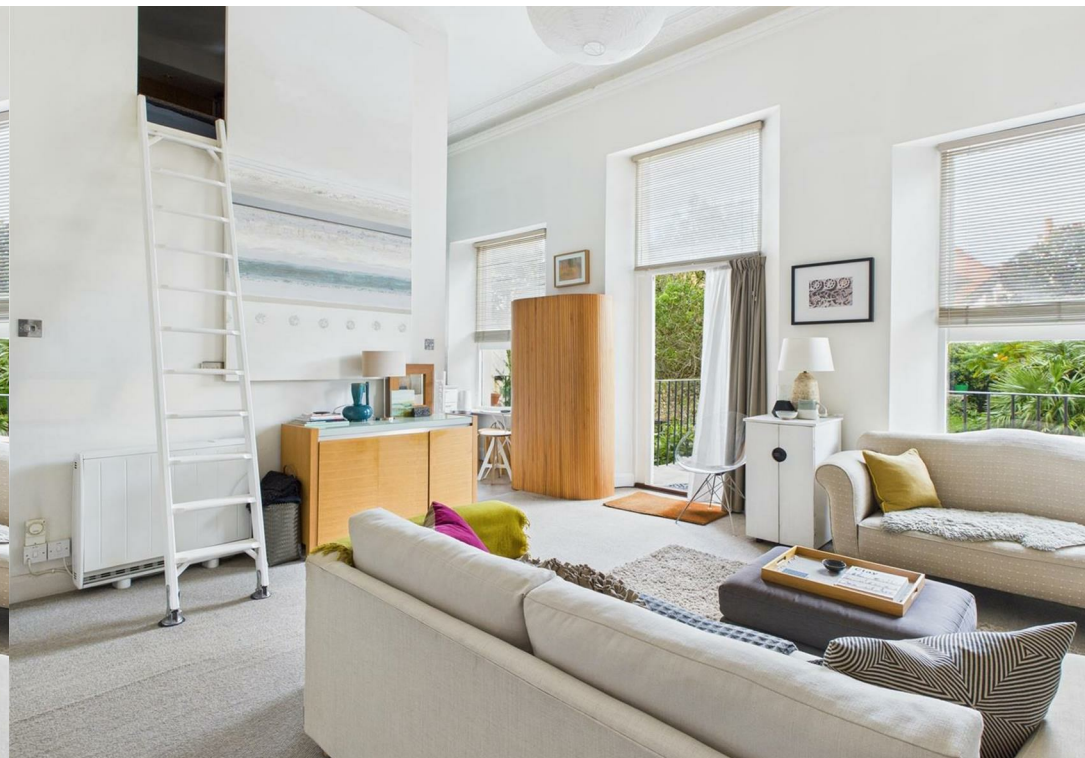
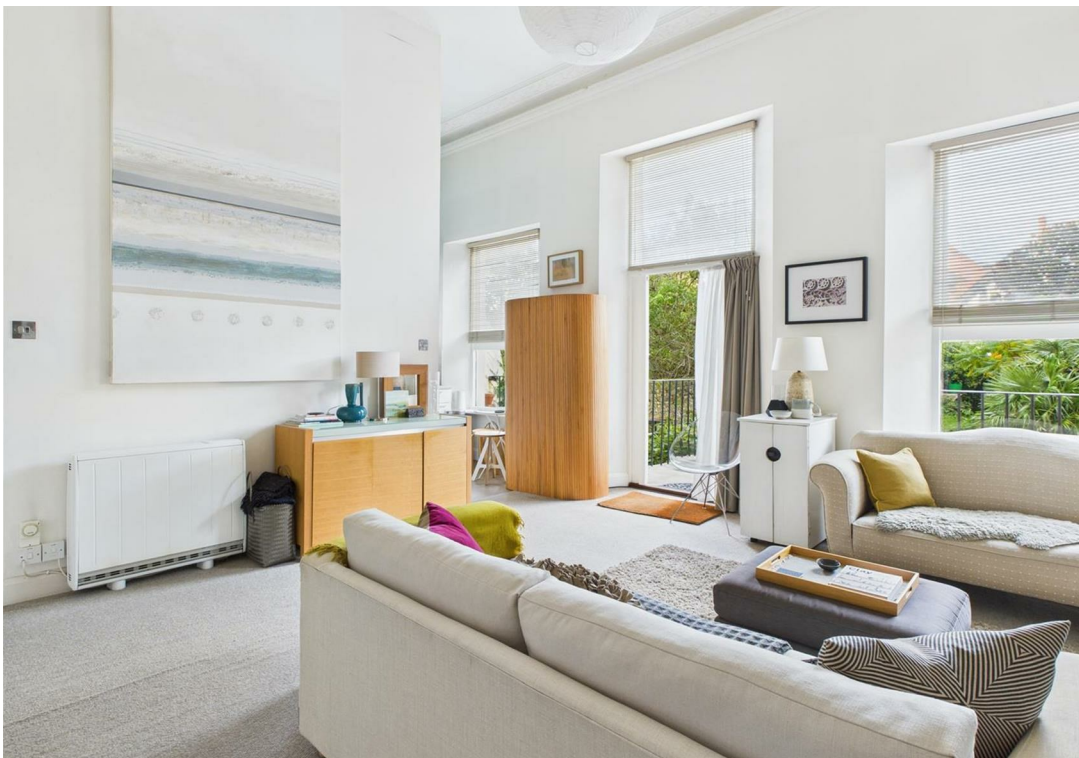
Approximate total area^m

391 ft²
36.4 m²

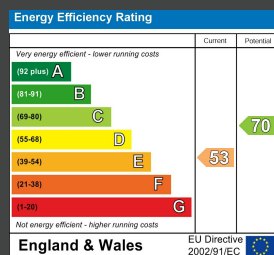
(1) Excluding balconies and terraces

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

GIRAFFE360



ENERGY PERFORMANCE CERTIFICATE (EPC)



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