

HUNT FRAME

ESTATE AGENTS



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Located within popular Lower Meads, a FIRST FLOOR, TWO BEDROOM, purpose built flat which is now in need of modernisation throughout. Enjoying the benefit of a BALCONY, and a GARAGE. Available with vacant possession.



LEASE: 999 YEARS FROM 24 JUNE 1971
 COUNCIL TAX BAND: C
 MAINTENANCE: Year ending September 2025 £353.11 per month including reserve fund.

First floor via lift, front door to:

Entrance Hall

Built in double storage cupboard, door to airing cupboard, security entry phone.

Lounge

21'2 x 12'2 (6.45m x 3.71m)

Wall mounted electric heater, night storage heater, phone point, double glazed window to rear.

Kitchen

11'5 x 7' (3.48m x 2.13m)

In a range of wall and base mounted cupboards and drawers. Work top with inset and a half bowl sink. Spaces for appliances, double glazed window to rear.

Bedroom One

12 x 11'5 (3.66m x 3.48m)

Range of fitted furniture comprising wardrobes, drawers and shelving, wall mounted electric radiator, double glazed window and door leading to:

Balcony

Enjoying an outlook over the communal gardens.

Bedroom Two

13 x 8'11 (3.96m x 2.72m)

Built in wardrobe, night storage heater, two double glazed windows.

Bathroom

Suite comprising panelled bath with electric shower above, pedestal wash basin and low level wc. Heated towel rail.

Cloakroom

Suite comprising low level wc and wash basin.

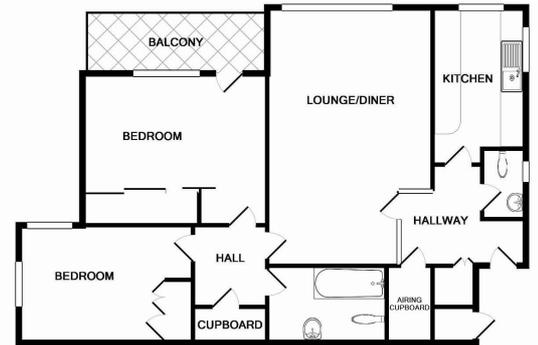
Garage

Held under a separate lease of 99 years from 24th June 1971

ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential

buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



We have every effort has been made to ensure the accuracy of the floor plan contained here. Measurements of floor, window, doors and other items are approximate and do not constitute a guarantee for any error, omission or misstatement. The plan is for illustrative purposes only and should be used in conjunction with the property's particulars.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	80	England & Wales
		58	EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.