

HENDERSON CONNELLAN

ESTATE AGENTS

Orient House, Cobden Street, Nn16

"Bright Outlook"

"Bright Outlook"

This 25% shared ownership property is situated a moments walk from the centre of town, this third floor apartment is flooded with natural light. The stylish interior features an entrance hall, free flowing living/dining room/kitchen with integrated oven and hob, two generous bedrooms and a well appointed principal bathroom. Outside there is allocated parking accessed through electric gates. The town center and mainline railway station are a short walk away offering ultra convenient urban living.

- 25% shared ownership

- Rent and service charge £367.18pcm

- 99 years from 1st July 2008

- Electric storage heating

- Entrance Hallway - with wood effect flooring and useful storage cupboard

- Kitchen/Dining/Living Room - with a mix of wood effect flooring and tiled flooring, a spacious open plan room with a range of base and eye level units, single bowl and drainer sink unit with mono-bloc tap, inset to roll top surfaces, integrated oven and four ring electric hob with extractor, space for fridge freezer and washing machine (appliances not included)

- There are two bedrooms, bedroom one is double in size

- Bathroom - suite comprising low level WC, pedestal wash hand basin, panel enclosed bath with shower attachment and glass shower screen, heated towel rail and ceramic tiled splashbacks



Kitchen/Living/Dining Room - 6.1m x 3.56m (20'0" x 11'8")

Bedroom One - 3.68m x 3.05m (12'1" x 10'0")

Bedroom Two - 3.99m x 2.26m (13'1" x 7'5")

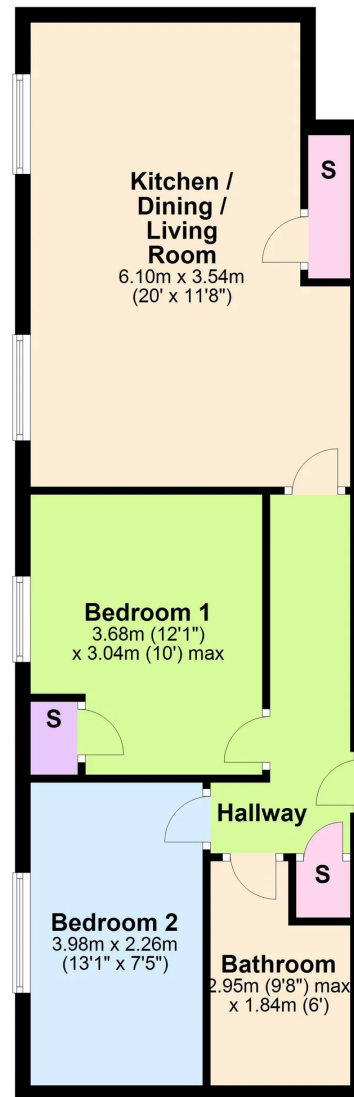
Bathroom - 2.95m x 1.83m (9'8" x 6'0")

- Two Bedroom Flat
- Service Charge - £177.24 pcm
- Shared ownership 25% - Rent - £189.94 p.a
- Lease - 99 years from 1st July 2008
- COUNCIL TAX: B
- EPC RATING: F
- Tenure: Leasehold





Ground Floor



Total area: approx. 57.6 sq. metres (620.5 sq. feet)