Beautifully presented and spacious, one bedroom ground floor apartment with refitted kitchen and shower room and allocated parking space visible from apartment.

- **One Double Bedroom Ground Floor Apartment**
- **Spacious Lounge/Diner/Refitted Kitchen**
- **Refitted Shower Room**
- **Allocated Parking**
- **High Ceilings**

The Accommodation Comprises:-
Front door into:-

Entrance Hall:-
Cloaks cupboard with storage, window to bedroom/dressing area, further cupboard with storage and electrical points, double opening doors to cupboard containing hot water tank with storage area.

Lounge/Diner/Kitchen:- 22' x 10' 6'' (6.70m x 3.20m)
Triple sash windows with remote control blinds overlooking front elevation, two double radiators, built in shelving with space for TV. Space for dining table and chairs. Kitchen area is refurbished with base and eye level units with work surfaces and tiled surround, sink unit with mixer tap, breakfast peninsula bar with induction hob with extractor inset, intergrated Neff hide and slide oven and grill, integrated Neff microwave, integrated fridge, integrated slim-line dishwasher, integrated washing machine/tumble dryer.

Bedroom:- 15' x 10' 5'' (4.57m x 3.17m) Maximum Measurements
Sash window to front elevation with fitted custom built shutters, double radiator, dressing area with further window with fitted custom built shutters, double opening doors to fitted wardrobe and storage cupboard above.

Shower Room:- 7' 1'' x 6' 5'' (2.16m x 1.95m)
Sash window to front elevation with remote control blind, close coupled WC, double shower cubicle with Aqualisa shower, wash hand basin with panel surround, wall-mounted towel rail, ceiling extractor.

Outside:-
Allocated parking visible from inside the apartment, access to communal gardens.

Nota Bene
Council Tax Band: - Tax Band C
Tenure: - Leasehold. Maintenance payable in the region of £1,200 - £1,300 every 6 months. Ground Rent £150 per annum. Viillage charge £100 every 6 months to maintain communal areas around the village.
Lease created in 2000.
Property Type: - Ground Floor Apartment
Property Construction: - Traditional
Electricity Supply: - Mains
Water Supply: - Mains
Sewerage: - Mains
Heating: -Electric
Broadband - Unknown. Average available download speed for this Postcode of 76MPS
https://www.openreach.com/fibre-broadband














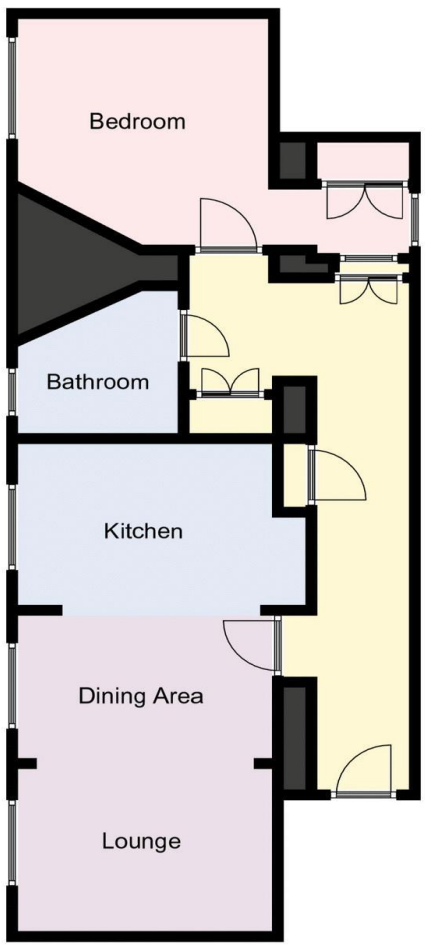



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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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The Property Ombudsman



£189,995

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