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### Entrance

A UPVC private front door with stairs leading to first floor.

### Landing

Window to front. Radiator. Airing/Storage cupboard housing Gas combination boiler. Access to loft storage.

### Living Room

Double glazed window to front. Coved ceiling. Radiator.

### Kitchen

Double glazed window to rear. A range of wall and base mounted units with work surfaces over. Inset stainless steel sink units with mixer tap and tiled splash backs. Integrated oven with electric hob and extractor, fridge/freezer and washing machine. Radiator. Tiled flooring.

### Bedroom

Double glazed window to rear. Radiator.

### Bathroom

A modern well fitted suite comprising: Panelled bath with mixer tap, electric shower and glazed screen. Pedestal wash hand basin. WC. Part tiled walls and tiled flooring. Radiator. Down lighters and extractor fan.

### Communal Garden

Well maintained area to the front of the properties with a communal lawned garden area to rear.

### Garage & Parking

A full size garage with metal up and over door.

### Lease

The property will be sold with a newly extended lease of 174 years.

### Service Charge

£1,112 per annum.

### Ground Rent

Not applicable.

