





Porch

6'0" x 4'3" (1.85 x 1.32)

A bright entrance porch boasting tri-aspect double glazed windows and a glass-paned composite door which fills the space with light. Offering room for outdoor shoe storage on the carpeted floor its a welcoming entrance to the home.

Hall

18'0" x 9'1" (5.49 x 2.79)

The spacious central hallway connects the living and sleeping spaces, with laminate flooring matching the rest of the living spaces. There is ample room for storage and display units against the pastel painted walls, making it a bright and airy space at the centre of the apartment.

Kitchen

13'10" x 8'6" (4.24 x 2.61)

The modern kitchen has had all new vinyl flooring so it feels fresh and new. Featuring an abundance of cream coloured cabinetry set above and below the laminate work surface there's no shortage of storage space for food and cooking supplies. Appliances include a four ring electric hob, extractor fan, integrated double oven, integrated fridge and freezer plus a 1.5 sink and drainer and undercounter space for a washing machine, it has everything you need to service a busy household. Dual aspect double glazed windows fill the space with natural light, with a positionable ceiling light for use in the evenings. Hanging space by the entrance offers space for outdoor clothing, with a double panel radiator and the Vaillant condenser boiler for the house completing the contemporary kitchen space.

Bathroom

8'5" x 5'2" (2.59 x 1.59)

A well-presented bathroom sits off the main hallway, with neutral tiling to the ceiling and tiled flooring making it an appealing and practical space to get ready each day. Featuring a corner shower enclosure, low flush toilet and floating sink unit, with a single panel radiator by the entrance. A frosted double glazed window on the side aspect provides daylight, with a frosted glass-paned door from the hallway allowing light through whilst maintaining privacy.

Reception Room

20'0" x 13'11" (6.11 x 4.26)

A large open plan living and dining room sits at the front of the property, with a double glazed window taking in the green views of the front garden. Laminate flooring flows through the space and offers ample room for multiple sofas, storage units and a family dining table, making it the perfect space to host gatherings, or relax after a long day enjoying the local landscapes. A warm wood fireplace forms the focal point of the room, with wall lights either side creating a sense of ambience in the evening. Double glass-paned doors lead through to the dining area, with a secondary single doorway into the living area. Three radiators surround the room making it a warm and inviting space all year round with double sockets affording you flexibility in its configuration.

Bedroom 1

14'10" x 10'4" (4.53 x 3.17)

A large double bedroom features a laminate floor with ample room for a double bed, drawer units and a large freestanding wardrobe, with aerial connections for a TV. A double glazed window on the rear aspect provides views of the rear garden and fills the room with natural light, with a central ceiling light for the nights. A single panel radiator sits beneath the window beside the internal door through to the dedicated ensuite.

Ensuite

10'10" x 5'6" (3.31 x 1.68)

An impressive ensuite services the main bedroom, with tasteful décor including neutral tiled walls and floor. The suite includes a clawfoot bathtub with shower attachment, a low flush toilet and a sink unit with storage below. Additional storage is provided by the built in airing cupboard with shelving offering space for towels, linen and cleaning supplies. A frosted double glazed window on the rear aspect and a heated towel rail beside the glass-paned door complete the luxurious ensuite.

Bedroom 2

11'5" x 10'11" (3.50 x 3.35)

A double bedroom sits off the central hallway, with laminate flooring tying it to the rest of the home. A double glazed window provides light from the rear aspect and views of the rear garden, with a single panel radiator set below for added

comfort. Built in shuttered wardrobes provide shelving and hanging space and house the consumer unit for the property. There is floor space at the foot of the bed for an additional drawer unit and wardrobes, keeping the clean modern feel of the apartment.

Bedroom 3

13'10" x 5'0" (4.24 x 1.53)

A well-proportioned single bedroom sits beside the kitchen, with a deep alcove perfect for storage or a desk making this a great room for a home office or hobby room. A double glazed window on the front aspect provides natural light during the day, with a pendant light for the evenings. With laminate flooring, a single panel radiator and contemporary painted walls, it's a versatile space for you to tailor to your needs.

Garage

A detached garage with an up and over door and parking space in front sits behind the property, offering space for long term storage and bulkier items, or as a home workshop depending on your requirements.

Exterior

The property comes with use of the outdoor space to the front and the side of the apartment block, offering pace for potted plants and garden furniture, so you can enjoy the warmer weather and soak up the sun. There is space to add a shed to store away gardening tools and outdoor toys, and gates to the front and rear, making it great for those with visiting family to enjoy. A washing line in the rear garden area of the building is available for use for drying clothes, in line with lease agreement.

Additional Information

Leasehold (959 years remaining). No Ground Rent. The management fee for the building that is St John's Court, consists of a £60 maintenance fee and a £40 management fee. This is paid by each of the flat owners. The maintenance fee is for the whole building insurance, hedge cutting, and general external maintenance of the building and the grounds. The management fee is paid to HNC Lettings and Management for overseeing maintenance, arranging insurance, and responsibility for company finances (St John's Court Ltd) Council tax band B.







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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