

Offered for sale with no forward chain is this bright and airy well-presented first floor apartment with it's own front door, rear garden and allocated parking bay.

The Accommodation Comprises:

Front door to:

Entrance Hall

Space for coats and shoes, stairs to First Floor, UPVC double glazed windows to front and side elevations, door to:

Inner Hall

Additional space for coats and shoes, access to loft, storage cupboard.

Lounge 15' 11" x 11' 0" (4.85m x 3.35m)

UPVC double glazed window to front elevation, radiator, electric fire, cupboard housing hot water tank, serving hatch to Kitchen.

Kitchen 8' 8" x 11' 0" (2.64m x 3.35m)

UPVC double glazed window to rear elevation, fitted with a range of base cupboards and matching eye level units, roll top worksurface over, tiled splashback, one and a half bowl single drainer stainless steel sink with mixer tap, space and plumbing for washing machine, space for fridge/freezer, freestanding gas oven (to remain).

Bedroom One 9' 1" x 15' 6" (2.77m x 4.72m)

UPVC double glazed window to front elevation, radiator, fitted wardrobe.

Bedroom Two 10' 6" x 10' 2" (3.20m x 3.10m)

UPVC double glazed window to rear elevation, radiator, fitted wardrobe.

Bathroom

Obscured UPVC double glazed window to rear elevation, low level close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and shower connection off, electric shower over.

Outside

The rear garden is mainly enclosed by panelled fencing, laid to lawn, two outside storage sheds - one with power, space for bins, gate providing front pedestrian access, gate providing rear pedestrian access via footpath to allocated parking bay.

General Information

Construction: Traditional
 Water Supply: Mains
 Electric Supply: Mains
 Gas Supply: Mains
 Sewerage: Mains
 Mobile & Broadband coverage: <https://checker.ofcom.org.uk>
 Flood risk: www.gov.uk/check-long-term-flood-risk
 Tenure: Leasehold
 Council Tax Band: A

Vendor Information:

The Vendor advised at the time of instruction the following information, all of which should be confirmed during the conveyancing process:

Length of Lease: 125 years from 26th June 2001
 Ground Rent: 0 (Peppercorn)
 Service Charge: £100.20 per month

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		





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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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DRAFT DETAILS

£179,995

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Fenwicks

THE INDEPENDENT ESTATE AGENT

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