





The ground floor accommodation comprises a bright living/dining kitchen featuring dual aspect UPVC double-glazed windows and a front entrance door, allowing plenty of natural light. The kitchen is fitted with a range of matching units and integrated appliances, while the living area benefits from useful storage, including a cupboard housing the immersion tank.

There is a well-proportioned bedroom with a rear-facing window, along with a modern bathroom fitted with a three-piece suite and electric shower over bath.

Further benefits include electric heating, UPVC double glazing, and a contemporary finish throughout.

Available for sale no upward chain and vacant possession.




ABODE
SALES & LETTINGS

Living/Dining Kitchen

A bright and open-plan living space with two UPVC double glazed windows to the front and side elevations, along with a UPVC double glazed front entrance door providing direct access. The kitchen area is fitted with a range of matching base and eye-level storage units and drawers, complemented by work surfaces.

Integrated appliances include a four-ring electric hob with oven and grill beneath, a one-and-a-half bowl stainless steel sink and drainer with mixer tap, and plumbing with space for freestanding under-counter white goods. Additional features include ceiling spotlights and an electric radiator.

The living area also benefits from ceiling spotlights, smoke alarm, extractor fan, and a useful built-in storage cupboard housing the hot water immersion tank. Internal doors provide access to the remaining accommodation.

Bedroom

A well-proportioned room with UPVC double glazed window to the rear elevation and electric radiator.

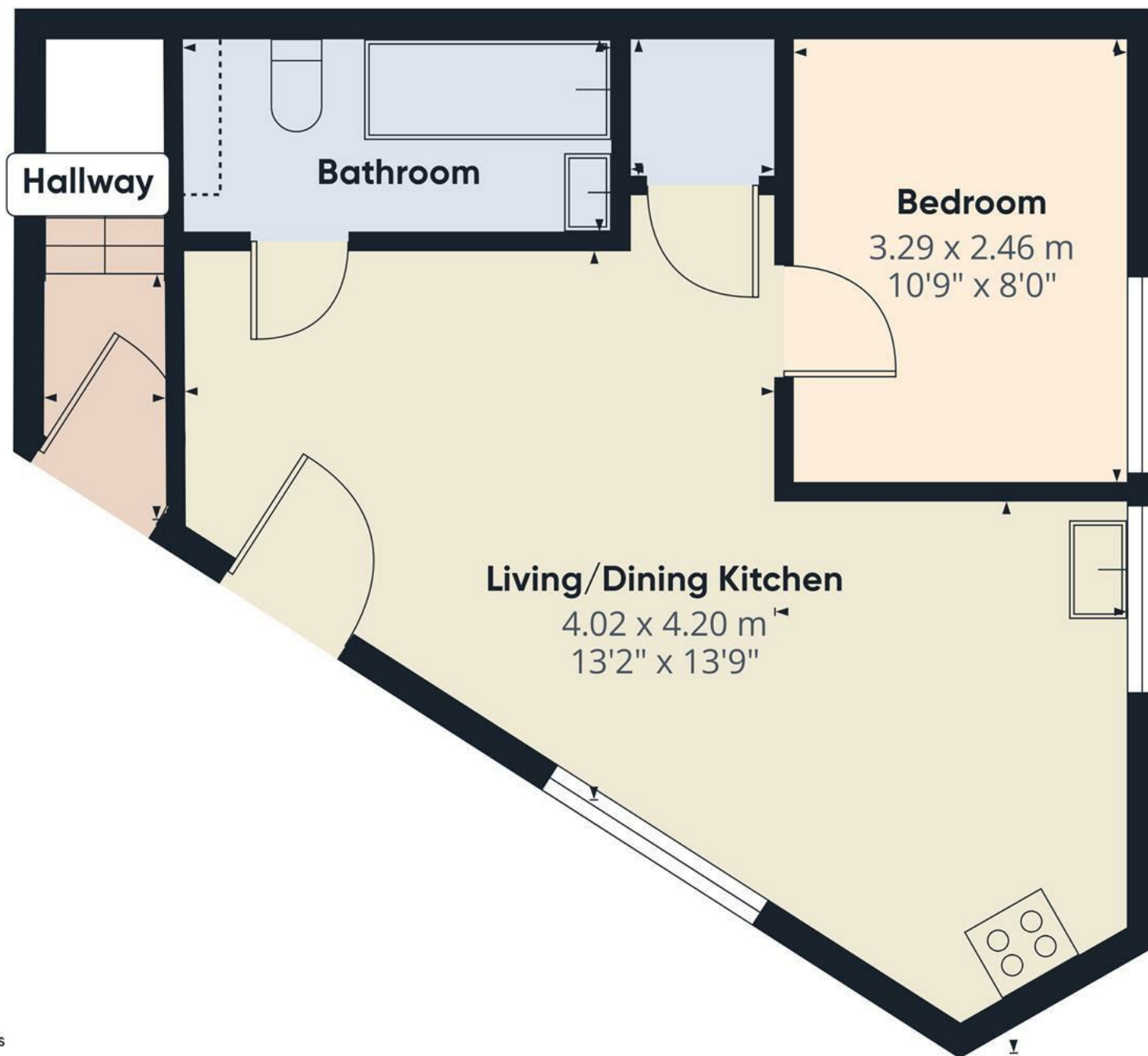
Bathroom

Fitted with a three-piece suite comprising low-level WC, pedestal wash hand basin with tiled splashback, and a bath with electric shower over and glass screen. Further benefits include wall tiling, extractor fan, and ceiling spotlights.

Tenure

We are informed that this apartment is freehold.





Floor 0



Approximate total area⁽¹⁾

41.7 m²

450 ft²

Reduced headroom

0.3 m²

3 ft²

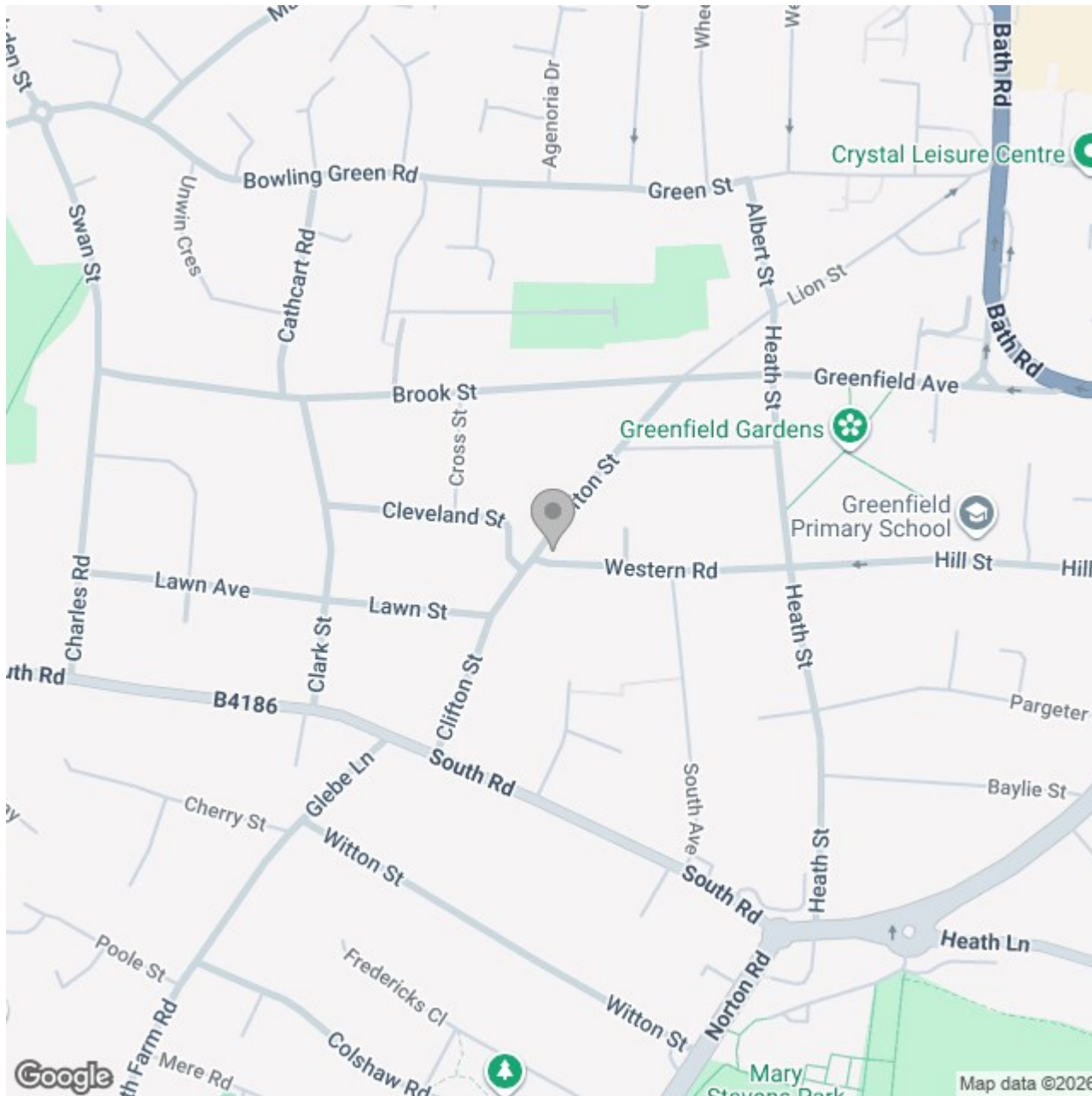
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	