







**Entrance Hall**

Double glazed UPVC door. Down lighters. Radiator. Storage cupboard and airing cupboard. Wood effect flooring.

**Living Room**

Double glazed windows to rear. Radiators. Wood effect flooring.

**Kitchen**

A re-fitted range of high gloss wall and base mounted units with quartz stone work tops and up stands. Inset sink unit with mixer taps. Integrated Neff oven with ceramic hob and extractor fan. Space and plumbing for washing machine and fridge/freezer. Double glazed window to rear. Radiator. Vinyl flooring.

**Bedroom**

Double glazed window to front. Radiator. Wood effect flooring.

**Bathroom**

A re-fitted bathroom suite comprising: Panelled bath tub with mixer tap, electric shower and glazed screen. Vanity wash hand basin. WC. Double glazed window to front. Chrome heated towel rail. Down Lighter. Part tiled walls and tiled flooring.

**Garage**

A single garage located on block with up and over door door and parking space in front.

**Parking**

Residents on street parking plus allocated space in front of the garage.

**Storage**

The property comes with two useful external storage cupboards.

**Lease**

141 years remaining.

**Service Charge**

£860 per annum.

**Ground Rent**

N/A

