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## Description

We are pleased to offer this beautifully presented one double-bedroom ground floor purpose-built flat, situated in the heart of the Thomas A'Becket/Tarring district. The accommodation comprises a modern bathroom, a large double bedroom, an open-plan lounge/diner, and a spacious kitchen. Further benefits include a long lease and a garage within the compound, with parking to the front.

## Key Features

- Beautifully presented ground floor purpose-built flat
- Sought-after Thomas A'Becket/Tarring location
- Spacious open-plan lounge/diner
- Large kitchen room with integrated appliances
- Modern fully tiled bathroom suite
- Generous double bedroom with south-facing window
- Private garage with up-and-over door
- Parking directly in front of the garage
- Double glazed windows and gas central heating throughout
- Long Lease | Council Tax Band A | EPC Rating C



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The welcoming hallway features tiled flooring, a storage cupboard, thermostat control, and a gas radiator. The impressive kitchen/breakfast room is fitted with a range of wall and base units complemented by marble effect worktops, together with an electric oven and four-ring hob, sink unit, extractor fan, dishwasher, space for washing machine, space for a free-standing fridge/freezer, and a combi boiler. A west-facing double glazed window provides excellent natural light.

The modern bathroom is finished with fully tiled walls and flooring and features a panel enclosed bath with a large overhead rainfall shower and separate hand shower over, WC, vanity unit with inset sink, heated towel rail, and a frosted double glazed window.

The bright and spacious lounge/diner benefits from wood laminate flooring, gas radiator, TV and WiFi points, and direct access to the bedroom. The generous double bedroom features a large south-facing double glazed window, wood laminate flooring, wall lights, gas radiator, and ample space for wardrobes and additional furniture.

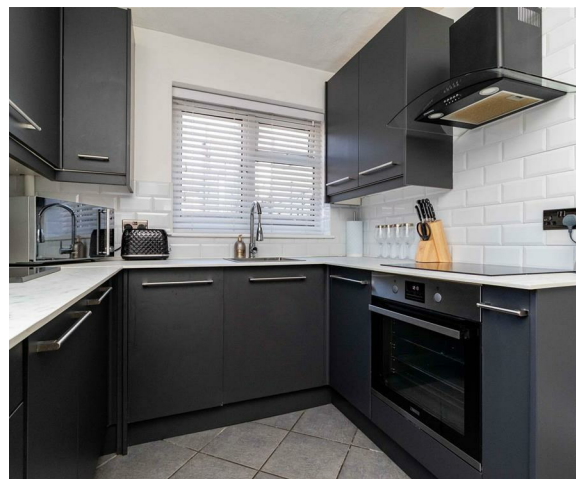
Externally, the property further benefits from a private garage with an up-and-over door and parking directly to the front.

#### **Tenure**

Leasehold with 185 years.

Maintenance £472.60 per quarter.

Ground Rent: £13 per annum.

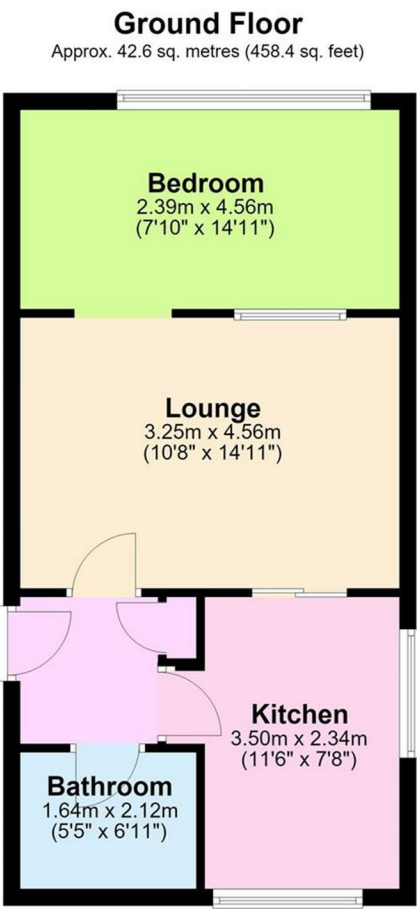


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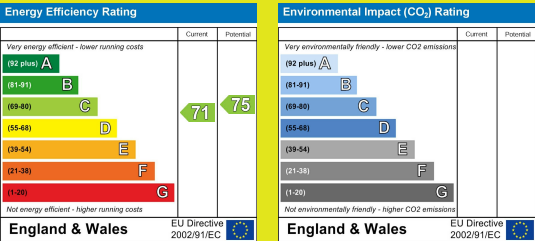
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Floor Plan Rectory Road



Total area: approx. 42.6 sq. metres (458.4 sq. feet)



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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