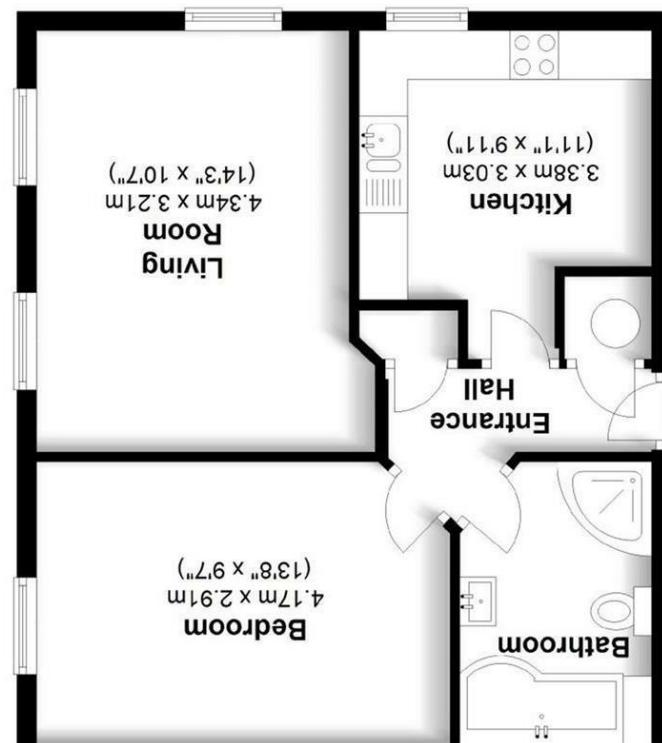


Sketch layout only. This plan is not drawn to scale and is for identification purposes only.  
Total area: approx. 46.3 sq. metres (498.0 sq. feet)



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### First Floor





#### Communal Entrance Hallway

Stairs to first floor. Secure communal cycle storage.

#### Entrance Hallway

Storage cupboard. Further cupboard housing hot water cylinder. Doors to:

#### Living Room

Two double glazed windows to side. Double glazed window to front. Radiator.

#### Kitchen

Double glazed window to front. Fitted with a range of wall and base mounted units with quartzstone worksurfaces over under unit and low level lighting. Built-in stainless steel oven and matching microwave. Induction hob with quartzstone upstand. Integrated fridge/freezer. Integrated washing machine. Recessed sink unit with swan neck mixer tap over. Wood effect flooring.

#### Bedroom

Double glazed window to side.

#### Bathroom

Fitted with a suite in white comprising: Paneled bath. Glazed shower cubicle with thermostatic shower. Low level WC. Part-tiling to splashback areas. Heated ladder style towel rail. Wood effect flooring.

#### Exterior

Allocated parking and further visitors parking.

#### Ground Rent

£250 per annum

#### Maintenance

Currently approximately £1000 annually.

#### Lease

125 years with 116 remaining.

