



- A very good size first floor apartment which enjoys a convenient location
- Private entrance hallway with utility room and door to rear
- First landing leading into a roomy lounge with window to front
- A well fitted kitchen dining room and larder cupboard
- Two bedrooms and an attractive shower room
- Level mature garden to rear, offered for sale with no onward chain



"A purpose built first floor apartment situated conveniently above local shops and on the doorstep to regular public transport". Offered for sale with no onward chain!

There is plenty of space here, with an entrance hallway leading to a utility room and rear access door which leads out to the level garden, all on the ground floor. A staircase rises to a central landing with access to all rooms, there is a roomy lounge, a decent size kitchen dining room with a nice range of fitted units, two bedrooms of which one is a large double and an attractive shower room completes the accommodation. An electric boiler provides central heating to radiators and full double glazing has been fitted.

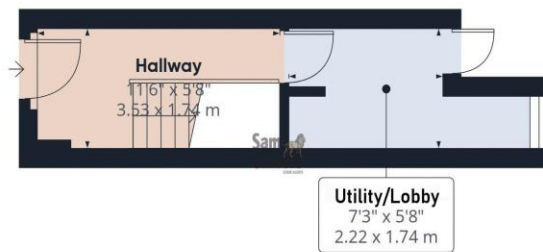
There is a level garden to rear with mature shrubs, gravelled areas, a timber summer house, and greenhouse. There is no allocated parking however unrestricted on road parking is adjacent. The property is offered for sale with no onward chain.

Lease details: The lease commenced on the 24th of December 2002 with a term of 125 years the approximate residue is 121 years. The building is managed by Curo Housing and there is a service charge of (tbc) per year and ground rent of (tbc) per year.

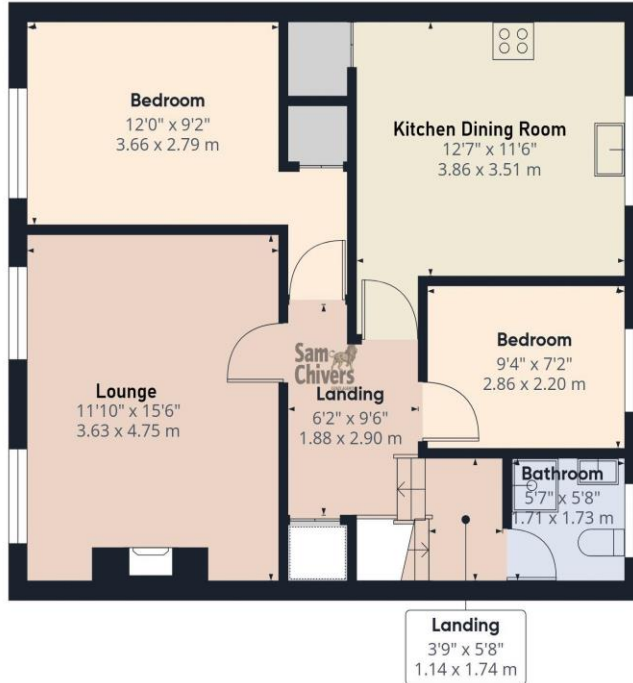
**Tenure:** Leasehold. **Council Tax Band:** A.







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
774 ft<sup>2</sup>  
71.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         | 44 E      |
| 21-38 | F             |         |           |
| 1-20  | G             | 14 G    |           |

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These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.