





A second floor TWO BEDROOM flat in this small block in this SOUGHT AFTER CENTRAL LOCATION. The accommodation comprises entrance hall, SOUTH ASPECT LOUNGE/DINING ROOM, SEPARATE FITTED KITCHEN, SHOWER ROOM, ALLOCATED CAR PARKING SPACE, DOUBLE GLAZED WINDOWS, SHARE OF FREEHOLD, PASSENGER LIFT, NO ON GOING CHAIN, EPC D.

- VIRTUAL REALITY TOUR AND FLOORPLAN
- SECOND FLOOR FLAT
- SOUGHT AFTER CENTRAL LOCATION
- SOUTH ASPECT LOUNGE/DINING ROOM
- SEPARATE FITTED KITCHEN
- TWO BEDROOMS
- ALLOCATED CAR PARKING SPACE
- PASSENGER LIFT
- SHARE OF FREEHOLD
- NO ONGOING CHAIN





## **GROUND FLOOR**

### **ENTRANCE HALL**

Video entry phone system, cupboard housing water tanks.

### **LOUNGE**

South aspect double glazed windows, two wall light points.

### **KITCHEN**

Fitted with a range of eye level wall cupboards and base cupboards and drawer units, worktops with coloured glass splashbacks, inset sink with mixer tap, electric double oven and hob, washing machine, tumble dryer, fridge/freezer, ceiling spotlights, double glazed window.

### **BEDROOM 1**

Double glazed windows, fitted wardrobes.

### **BEDROOM 2**

Double glazed windows, wardorbe.

### **SHOWER ROOM**

Modern fitted shower room comprising walk in shower cubicle, wash hand basin with mixer tap and mirror over, WC with concealed cistern, tiled walls, tiled floor, wall mounted electric convector heater, frosted double glazed window.

## **ALLOCATED CAR PARKING SPACE**

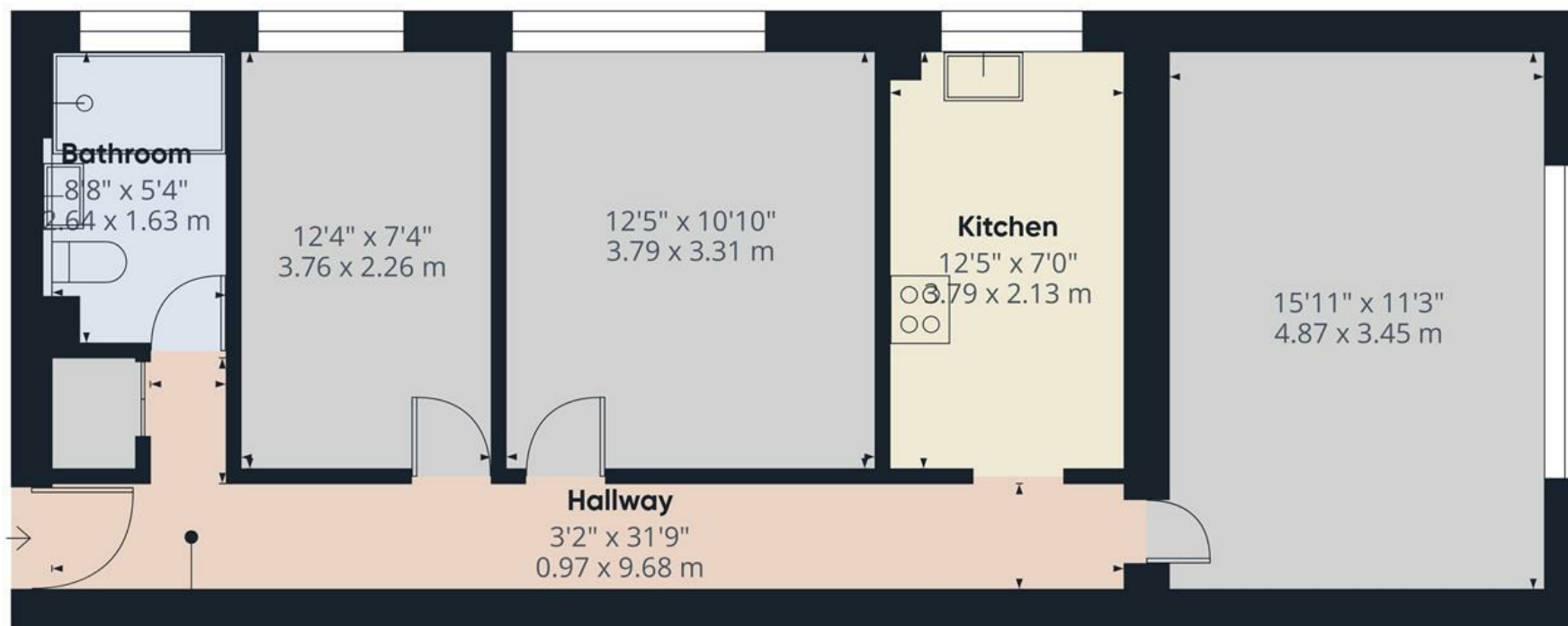
### **ADDITIONAL INFORMATION**

Lease length – 999 years from 24th June 1972 with Share of Freehold

Maintenance – £1,125.00 / 6 months

Ground Rent – £0

Council Tax Band C - £2,182.92



Approximate total area<sup>m</sup>

668 ft<sup>2</sup>

62 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.

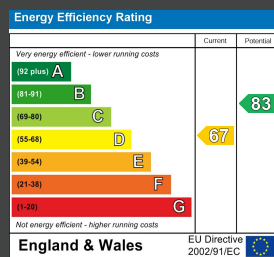
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## ENERGY PERFORMANCE CERTIFICATE (EPC)



**Council Tax Band:** C

**Maintenance:** n/a

**Lease Length:** n/a

**Ground Rent:** n/a

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