





### Entrance

Hard wood front door. Coved ceiling. Coat cupboard. Airing cupboard. Electric storage heater. Doors to:

### Living Room

Double glazed bay window to rear with a southerly aspect and looking over the garden. Coved ceiling. Electric storage heater. Opening onto:

### Kitchen

A range of wall and base units with roll top work surfaces. Inset stainless steel sink unit with mixer tap and tiled splash backs. Integrated electric oven and hob with extractor over. Space for fridge/freezer. Space and plumbing for washing machine. Vinyl flooring.

### Bedroom

Double glazed window to rear with a southerly aspect overlooking the communal gardens. Coved ceiling. Electric storage heater. A range of fitted wardrobes.

### Bathroom

Panelled bath with electric shower over. Pedestal wash hand basin. Low level WC. Extractor fan. Electric storage heater. Vinyl flooring.

### Communal Rooms

Large communal Lounge area hosting various social events detailed on the notice boards. Communal games room. Two communal drying rooms.

### Parking

Residents and guest parking.

### Lease

155 years remaining.

### Service Charge

£591.29 per quarter to include 24 hour monitoring service.

