



Total area: approx. 35.6 sq. metres (383.0 sq. feet)



First Floor  
Approx. 35.6 sq. metres (383.0 sq. feet)







#### Entrance

A part glazed UPVC front door. External store cupboard. Stairs rising to first floor.

#### Landing

Double glazed window to front. Radiator. Large storage cupboard housing Ideal Logic Plus boiler. Access to boarded loft via drop down ladder.

#### Living Room

Double glazed window to front. Bamboo flooring. Down lighters. Coved ceiling.

#### Kitchen

Double glazed window. A range of wall and base mounted units with work surfaces over. Breakfast bar. Stainless steel sink unit with mixer tap and tiled splash back. Space for washing machine and fridge freezer. Integrated oven and gas hob. Down lighters. Coved ceiling. Vinyl flooring.

#### Bedroom

Double glazed window to rear. Down lighters. Coved ceiling.

#### Bathroom

A fully tiled bathroom suite comprising: Bath with side fill mixer tap, glazed screen and shower over. Pedestal wash hand basin with mixer tap. Low level WC. Heated towel rail mirrored wall cabinet. Down lighters. Extractor fan.

#### Garage and Parking

Up and over door providing space for one car with additional parking space to front.

#### Lease

87 years remaining.

#### Service Charge

£894 per annum.

#### Ground Rent

£75 per annum.

