





### Communal Entrance

Secure double glazed doors and windows to front & rear. Security entry phone system. Vinyl tiled flooring.

### Private Entrance Lobby

A large area suitable for a Study space with large storage cupboards. Radiator. Broadband connection.

### Entrance Hall

Storage cupboards. Radiator. Doors to all rooms.

### Living Room

Double glazed window to front & side. Door to private South facing balcony. Radiator.

### Kitchen

Fitted with a range of wall and base mounted units with work surfaces over. Stainless steel sink. Part tiling to splash backs. Space for cooker & fridge/freezer. Plumbed for washing machine & dishwasher. Wall mounted gas central heating boiler. Extractor fan. Radiator. Double glazed window to side.

### Bedroom One

Double glazed window to front. Radiator.

### Bedroom Two

Double glazed window to front. Radiator.

### Bathroom

A white bathroom suite comprising: Paneled bath with shower over. Wash hand basin. Low level WC. Part tiled to walls.

### Communal Gardens

Well kept communal gardens to front & rear. Mainly laid to lawn. Flower beds. Established bushes, plants, shrubs & trees.

### Garage

A brick built garage with up & over door in block at rear of the development.

### Parking

Residence private parking to the side of the development.



### Lease

A leasehold property with a 999 year lease with 946 years unexpired.

### Maintenance

£1,420 Payable for the year 2024

### Ground Rent

No ground rent.

