





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.

