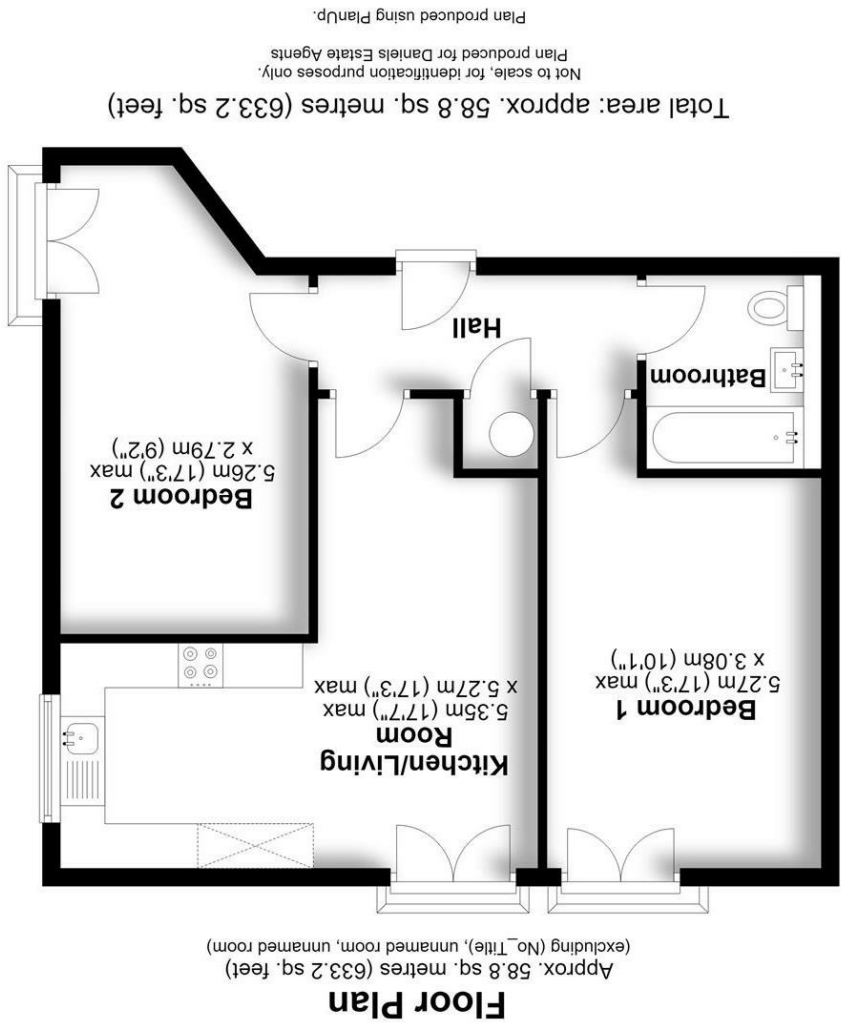
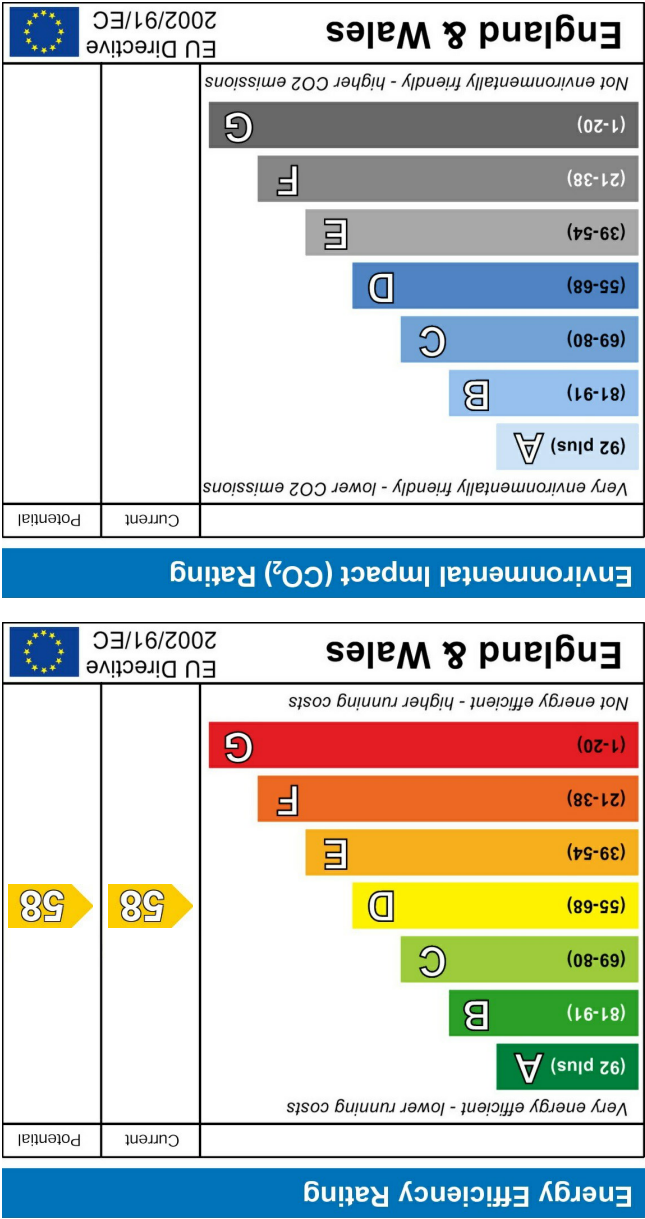






Entrance Hallway

Video entry phone system. Airing cupboard housing hot water system and consumer unit. Down lighters. Wood effect flooring with underfloor heating. Doors leading to:-

Living Room/Kitchen

Bright dual-aspect living space with a double-glazed Juliet balcony to the front and double-glazed window to the side. The "U" shaped kitchen comprises a range of wall and base units with Quartz Stone work surface and ceramic wall tiles. Inset stainless-steel sink and mixer tap. Integrated appliances include an oven, ceramic hob, extractor fan, fridge/freezer and washer/dryer. Downlighters. Wood effect flooring with underfloor heating.

Bedroom One

Well proportioned double bedroom with double-glazed Juliet balcony to the front, providing plenty of natural light. Carpet with underfloor heating. Downlighters.

Bedroom Two

Well-proportioned double bedroom with a double-glazed Juliet balcony to the side, providing plenty of natural light. Carpet with underfloor heating. Downlighters.

Bathroom

Fully tiled bathroom comprising bath with mixer tap, over-head shower and separate hand held shower. Vanity wash hand basin. Low level WC. Chrome heated towel rail, downlighters and extractor fan.

Lease

116 years remaining.

Ground Rent

£475 per annum.

Service Charge

Approximately £3,600 for the current year.

Parking

Secure underground parking space.

