





A good sized ground floor apartment with direct access to the communal garden and allocated parking within this converted building in the heart of historic Sandridge village. The property is presented to an excellent standard and includes a fully fitted kitchen with integrated appliances and a luxury bathroom suite with separate walk-in shower. The village itself offers a local store and three pubs all surrounded by miles of open countryside including Heartwood Forest.

Communal Entrance Hallway

Stairs to first floor. Secure cycle storage area.

Entrance Hallway

Built-in cupboard housing hot water cylinder. Door to lobby. Opening to:

Lobby

Living Room

Double glazed French doors to rear garden. Door to:

Storage Cupboard

Kitchen

Bedroom

Double glazed window overlooking rear garden.

Bathroom

Modern suite in white comprising paneled bath, low level WC, pedestal wash hand basin and separate walk-in glazed shower cubicle. Heated chrome ladder style towel rail.

Lease

125 years with 116 remaining.

Ground Rent

£250 per annum

Maintenance

Currently approximately £1000 per annum.

Exterior

Allocated parking and further visitors parking. Communal garden with direct access from the living room.

