





#### Entrance Hall

A UPVC front door. Radiator. Wood effect flooring. Storage cupboard. Doors leading :-

#### Service Charge

£200 per annum.



#### Living Room

Double glazed windows to side. Coved ceiling. Brick feature wall. Radiators. Wood effect flooring.

#### Kitchen

Double glazed window to side. A range of wall and base units with wooden work tops. Inset ceramic sink with mixer tap and tiled splash backs. Integrated appliances to include gas hob, electric oven, extractor fan, fridge/freezer and washing machine. A Worcester gas combination boiler. Wood effect flooring.

#### Bedroom One

Double glazed window to side. Coved ceiling. Built-in wardrobe. Radiator. Wood effect flooring.

#### Bedroom Two

Double glazed window to side. Coved ceiling. Radiator. Wood effect flooring.

#### Bathroom

A modern bathroom suite comprising: Bath with mixer tap, overhead shower, detachable wand and glazed screen. Pedestal wash hand basin. WC. Part tiled walls and tiled flooring. Chrome heated towel rail. Extractor fan.

#### Garden

A small private external garden area.

#### Garage & Storage

A single garage with up and over door. Additional external storage cupboard and bin store.

#### Lease

£104 years remaining.

#### Ground Rent

£10 per annum

