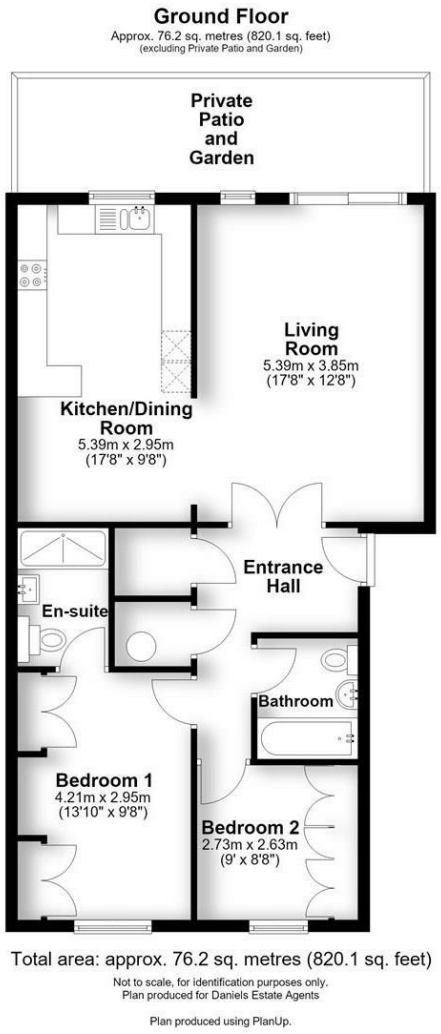
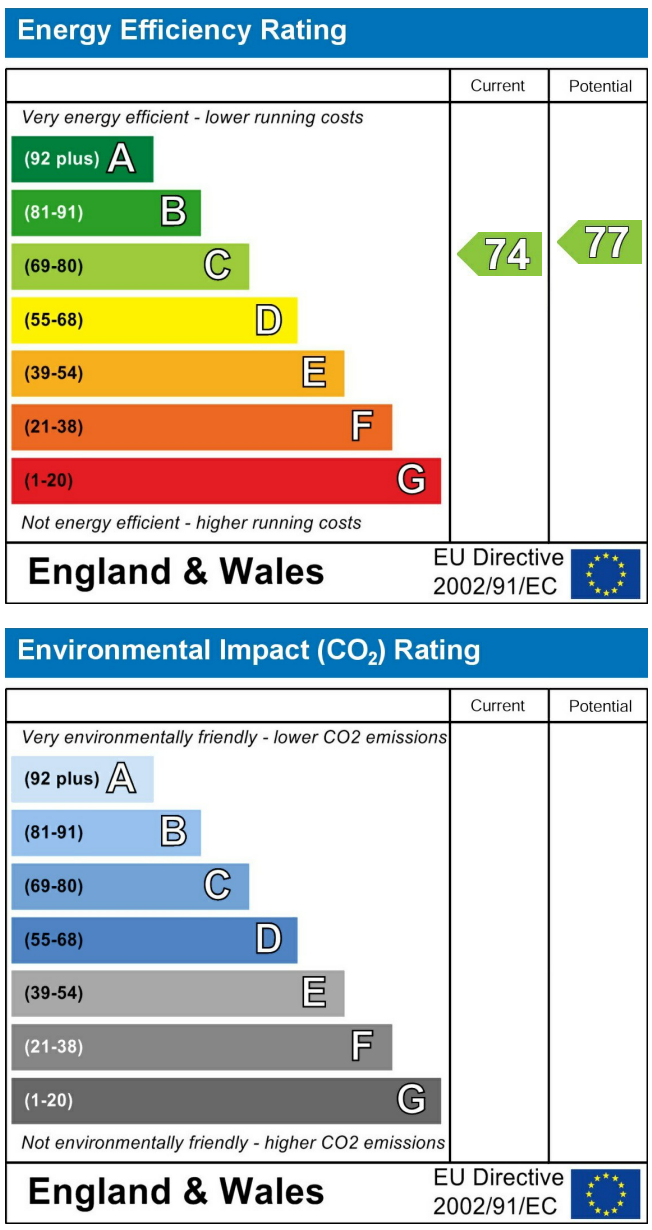




Total area: approx. 76.2 sq. metres (820.1 sq. feet)

Not to scale, for identification purposes only.
Plan produced for Daniels Estate Agents

Plan produced using PlanUp.



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Entrance
Communal front door and entry phone system.

Entrance Hall
Front door. Coved ceiling. Down lighters. Amtico flooring. Large storage cupboard. Airing cupboard housing hot water cylinder and consumer unit. Radiator. Glazed double doors leading to:-

Living Room
Double glazed window and sliding patio doors to rear. Coved ceiling. Amtico flooring. Radiators. Opening onto:-

Kitchen
A re-fitted range of shaker style wall and base units with marble effect work tops, glass upstands and stainless steel sink with mixer tap. Integrated oven, gas hob and extractor fan. Free standing ridge/freezer and washing machine included. Gas boiler. Radiator. Down lighters. Amtico flooring. Double glazed window to rear.

Master Bedroom
Double glazed window to front. A range of fitted wardrobes. Coved ceiling. Radiator. Door to:-

En-Suite
A re-fitted shower room comprising: A walk-in glazed double shower cubicle. Vanity wash hand basin. WC. Chrome heated towel rail. Part tiled walls. Amtico flooring. Extractor fan.

Bedroom Two
Double glazed window to front. A range of fitted cupboards. Coved ceiling. Radiator.

Bathroom
A well kept bathroom suite comprising: Bath with mixer tap and shower over. Wash hand basin. WC. Part tiled walls and tiled floor. Extractor fan.

Outside Space
A south facing private patio area which leads onto a beautifully well kept communal yet secluded garden area. For the budding gardeners you have the option to maintain the section of garden or leave it to the communal gardeners to take care of.

Parking
Ample secure parking for guests and residents.

Garage
A secure garage located within close proximity of the property with an up and over door.

Service Charge
£3792 for the current year.

Communal Grounds
Beautifully maintained communal gardens extending to over six acres with a range of mature specimen trees, shrubs and seating areas. Extensive lawned areas and gravel paths. Water feature with flower borders. Communal tennis court. Recycling and bin storage area. Brick built drying area.

Ground Rent
N/A





