





Entrance Porch

Double glazed door and double glazed window to front. Further door to:

Living room

Double glazed window to front. Radiator. Doors to:

Kitchen

Double glazed window to front and double glazed door to side. Fitted with a range of wall and base mounted units with work surfaces over. Peninsular breakfast bar. Built-in AEG stainless steel oven and matching gas hob with concealed extractor over. Wall mounted gas boiler (installed in 2021.) Tiled floor. Radiator.

Inner Hallway

Airing cupboard housing lagged copper hot water cylinder. Doors to:

Bedroom One

Double glazed window to rear. Full wall of built-in wardrobe cupboards. Radiator.

Bedroom Two

Double glazed window to rear. Full wall of built-in wardrobe cupboards. Radiator.

Bathroom

Frosted double glazed window to side. Low level WC. Pedestal wash hand basin. Paneled bath with electric shower and glazed folding shower screen over.

Communal Garden

Laid to lawn with patio area and further drying area.

Garage

In an adjacent block. metal up and over door.

Lease

999 years from 972.

Ground Rent

£1 per annum

Maintenance Charge

No set maintenance charge. Any expenditure charges are split between the ground and first floor properties. Building insurance approximately £220 per annum.

