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## Description

Robert Luff & co are pleased to offer this well presented first floor purpose built flat located in Goring. The property offers generous room sizes with two double bedrooms, a large lounge/diner, and bathroom. The property also benefits a bay window offering lots of natural light from the south and west. There is plenty of storage with a lobby area and a garage too. It is located close to local schools, shops and transport links with main line station only a short walk away. The property is being offered with no ongoing chain, internal viewing advised.



## Key Features

- First Floor Flat
- Well Presented
- Chain Free
- EPC - TBC
- Council Tax Band - B
- Two Bedrooms
- Garage
- Purpose Built
- Leasehold





**Entrance Lobby**

**Entrance Hall**

**Bedroom One**

*3.18 x 3.60 (10'5" x 11'9")*

**Bedroom Two**

*2.97 x 3.61 (9'8" x 11'10")*

**Lounge / Diner**

*3.49 x 5.83 (11'5" x 19'1")*



**Kitchen**

*2.73 x 2.87 (8'11" x 9'4")*

**Bathroom**

*1.87 x 2.10 (6'1" x 6'10")*

**Garage**

*5.0 x 2.35 (16'4" x 7'8")*

Number 7 located in compound

**Agents Note**

Service Charge & Ground Rent - £1,420PA paid half yearly

Lease Length - 138 years remaining

# Floor Plan The Strand



Total area: approx. 70.8 sq. metres (761.9 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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