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## Description

We are delighted to present this well maintained ground floor one bedroom flat, situated in the Heene district with local shops, parks, bus routes and the mainline station nearby.

The accommodation offers a spacious lounge/diner, large double bedroom, galley kitchen and bathroom. The property also benefits from communal gardens and resident parking.

## Key Features

- Ground Floor Flat
- Favoured Heene District
- Gas Fired Central Heating
- Resident Parking
- One Double Bedroom
- Spacious Lounge/Diner
- Communal Gardens
- Council Tax Band A





### Communal Entrance Hall

With private front door to:

### Hallway

Large storage cupboard, space for washing machine and tumble dryer, ceiling light and laminate flooring.

### Kitchen

**2.86 x 1.44 (9'4" x 4'8")**

Laminate flooring, radiator, larder cupboard, space for fridge/freezer, space for washing machine, wall mounted boiler, stainless steel sink with drainer, two ring induction hob and frosted glass door.

### Living Room

**4.37 x 4.10 (14'4" x 13'5")**

Carpets, radiator, picture rail, frosted glass door, wall mounted lights, and original sash windows overlooking communal garden space.

### Bedroom

**5.20 x 3.65 (17'0" x 11'11")**

Carpet, radiator, space for wardrobes, ceiling light and large sash windows.

### Bathroom

**3.28 x 1.42 (10'9" x 4'7")**

Laminate flooring, radiator, low level flush WC, panel enclosed bath with handheld shower and frosted sash window.

### OUTSIDE

#### Communal Gardens

#### Residents Parking

unallocated residents parking to rear of property.

#### Tenure

Share of Freehold.

Leasehold - Share of Freehold

Remainder of 999 year lease.



