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## Description

We are pleased to offer to the market this two bedroom, ground floor flat, situated in the popular Broadwater location, close to local shopping facilities, parks, bus routes and mainline station.

Accommodation offers kitchen, lounge/diner, two double bedrooms and a family bathroom. The property also benefits from double glazed windows, gas fired central heating and communal gardens.



## Key Features

- Ground Floor Flat
- Popular Broadwater Location
- Double Glazing
- Council Tax Band B
- Two Double Bedrooms
- Gas Fired Central Heating
- Communal Garden
- No Chain





Communal door leading to private front door.

**Hallway**

Radiator, light and storage cupboard.

**Kitchen**

**3.80 x 2.15 (12'5" x 7'0")**

Ceiling light, laminate flooring, range of wood effect wall and base units with worktops, tiled splashback, one and half bowl stainless steel sink with drainer, built in extractor fan, power points, double glazed window, space for washing machine, space for fridge/freezer, space for cooker and wall mounted Worcester boiler.

**Lounge/Diner**

**4.90 x 3.19 (16'0" x 10'5")**

Carpets, ceiling light, double glazed windows, gas fireplace with tiled heart, tv point, thermostat and radiator.



**Bedroom One**

**4.29 x 3.63 (14'0" x 11'10")**

Carpets, ceiling lights, power points, freestanding wardrobes with built in chest of drawers, radiator and west facing double glazed window.

**Bedroom Two**

**3.61 x 2.49 (11'10" x 8'2")**

Carpets, ceiling light, double glazed window overlooking the communal gardens, radiator and power points.

**Shower Room**

**2.51 x 1.23 (8'2" x 4'0")**

Low flush WC, shower with curtain rail adapted for assisted living, low level sink, heated towel rail, double glazed frosted window and extractor fan.

**Tenure**

Leasehold with 935 years remaining.

Service Charge: £600 per annum.

