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Description

We are delighted to offer to the market this beautifully presented second floor flat ideally situated in this favoured part of Durrington with local shops, schools, parks, bus routes, David Lloyd Gym, the mainline station, and having easy access to both the A280 and A27 nearby.

Accommodation offers an entrance hall, kitchen/lounge, bedroom and bathroom with downland views and also benefits from double glazing and an allocated parking space.

Key Features

- One Bedroom Flat
- Modern Kitchen & Bathroom
- Council Tax Band - A
- Second Floor
- Allocated Parking Space
- EPC Rating - C



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Communal Entrance

Phone entry system, lift and stairs to all floors

Entrance Hall

Door to front, airing cupboard housing immersion heater

Kitchen/Lounge

6.26m x 2.79m (20'6" x 9'1")

Modern fitted kitchen with a range of wall and base units, integrated fridge/freezer, sink/drain, integrated washing machine and dishwasher, integrated electric oven and hob. Tiled splashback, phone entry system, cooker-hood, fitted shelving, TV point, double glazed window to front.



Bedroom

4.21m x 2.94m (13'9" x 9'7")

Double glazed window to front, electric heater, TV & phone point

Bathroom

Modern fitted bathroom, part tiled walls, dual button WC, wash hand basin set in vanity unit, shaver point, extractor fan, electric towel rail

Parking

Allocated parking space and 3 visitor parking spaces

Tenure

Leasehold - 121 years remaining

Maintenance - £259 per quarter

Floor Plan Romany Road



Total area: approx. 34.6 sq. metres (372.2 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(39-48) D		
(39-54) E			(29-38) E		
(21-38) F			(11-28) F		
(1-20) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	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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