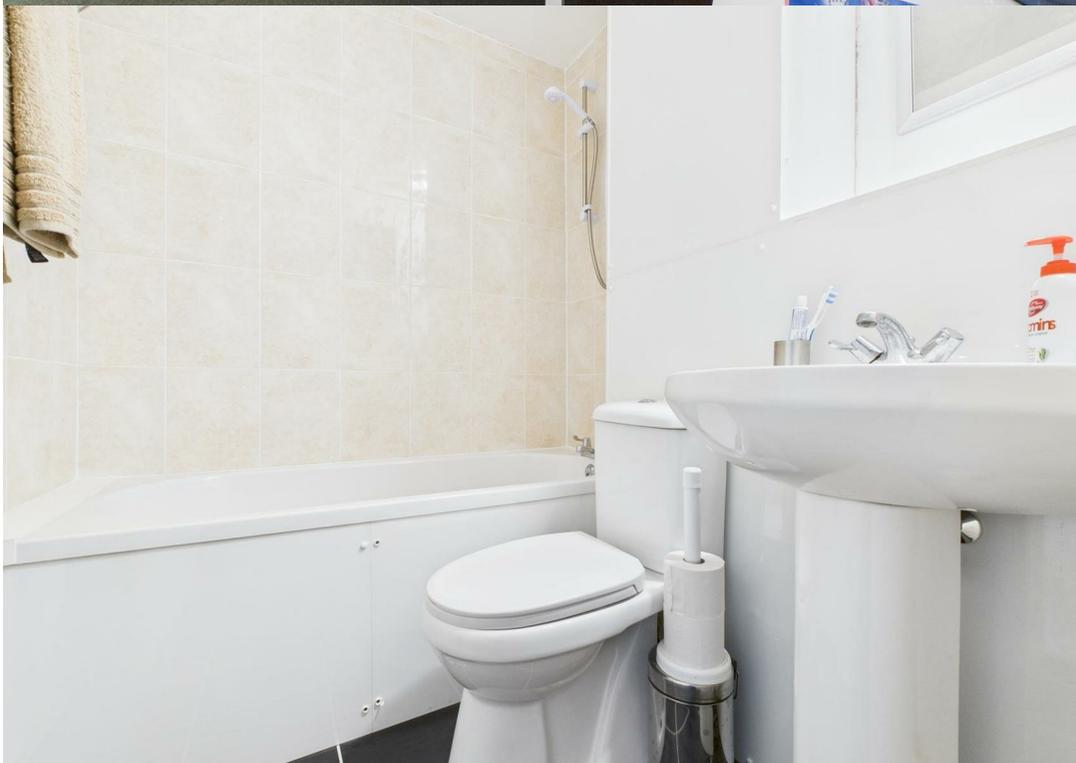




A WELL PRESENTED one bedroom first floor flat in this SOUGHT AFTER BUILDING near to St Ann's Well Gardens. the accommodation comprises entrance hall, LOUNGE/DINING ROOM, BALCONY, KITCHEN AREA, BATHROOM, DOUBLE GLAZED WINDOWS, STORE ROOM, CAR PARK, SHARE OF FREEHOLD, PASSENGER LIFTS, EPC C.

- VIRTUAL REALITY TOUR AND FLOORPLAN
- ONE BEDROOM FIRST FLOOR FLAT
- SOUGHT AFTER LOCATION
- NEAR TO ST ANN'S WELL GARDENS
- LOUNGE/DINING ROOM
- KITCHEN AREA
- BALCONY + STORE ROOM
- CAR PARK
- SHARE OF FREEHOLD
- PASSENGER LIFT





FIRST FLOOR

ENTRANCE HALL

Entry phone system, cupboard housing water cylinder.

LOUNGE

Double aspect, South/East double glazed window with double glazed door to BALCONY, further double glazed window, electric heater.

BALCONY

South/East aspect.

KITCHEN AREA

Fitted with a range of eye level wall cupboards and base cupboard and drawer units, worktops with tiled surround, stainless steel single bowl single drainer sink unit, electric oven with grill and hob, plumbed space for washing machine, space for further appliance, South/East aspect double glazed window.

BATHROOM

Fitted with modern white suite comprising panelled bath with mixer tap and electric 'Triton' shower over, pedestal wash hand basin, low level close coupled WC, part tiled walls, tiled floor, chrome ladder style heated towel rail, extractor fan.

BEDROOM

South/East aspect double glazed window, cupboards, electric heater.

EXTERNAL

STORE ROOM

Located in the basement.

COMMUNAL DRYING ROOM

One located on each floor.

CAR PARK

Parking on a first come first served basis.

BIKE STORE

Located in car park.

ADDITIONAL INFORMATION

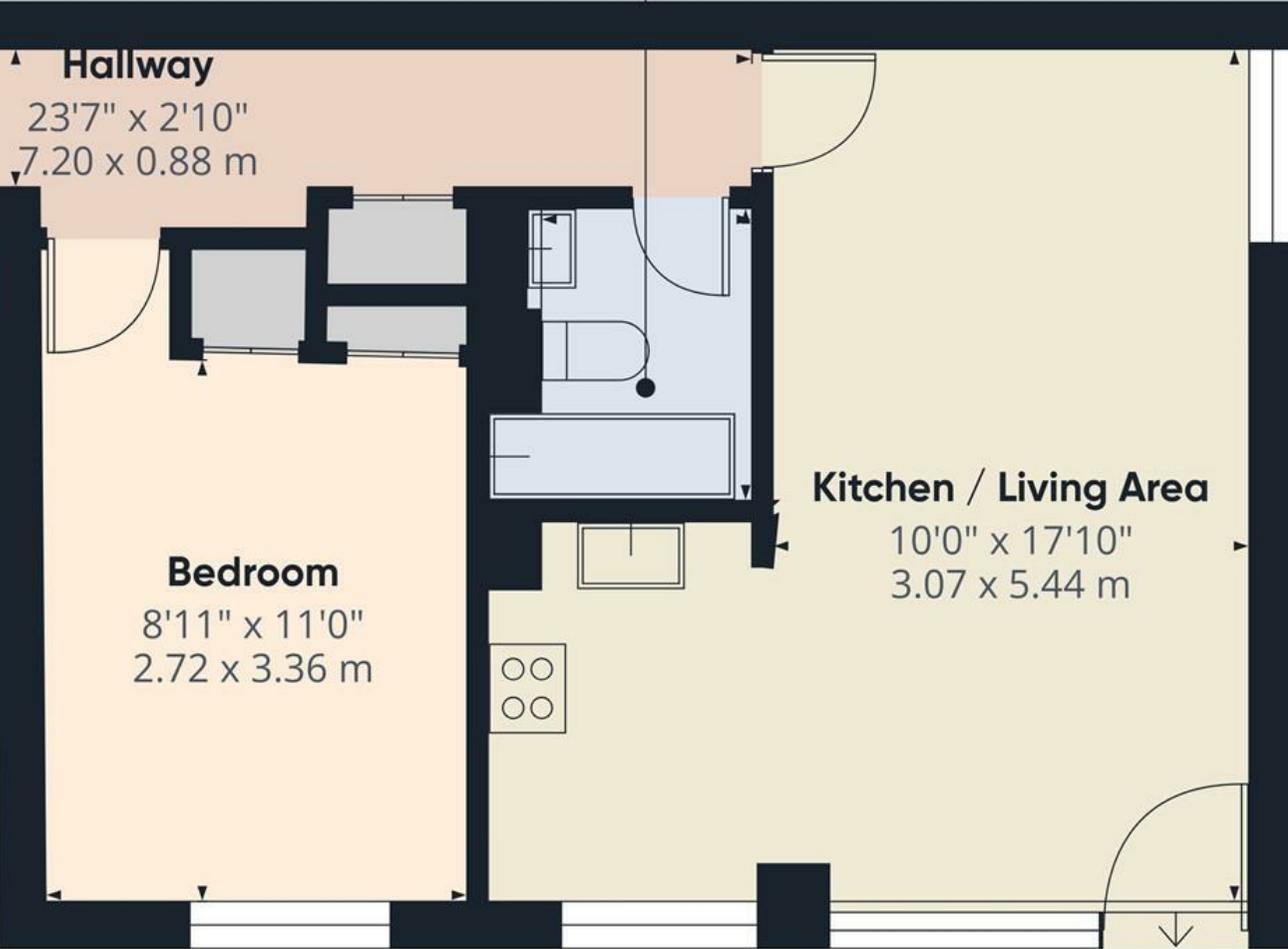
Lease - 999 years from 2018 - Share of Freehold

Maintenance - £2,000

Ground Rent - £0

Council Tax Band A - £1,719.63

Bathroom
4'7" x 5'11"
1.40 x 1.82 m



Hallway
23'7" x 2'10"
7.20 x 0.88 m

Bedroom
8'11" x 11'0"
2.72 x 3.36 m

Kitchen / Living Area
10'0" x 17'10"
3.07 x 5.44 m

Approximate total area^m
447 ft²
41.6 m²

(1) Excluding balconies and terraces

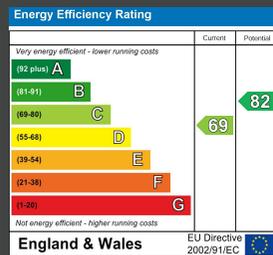
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





ENERGY PERFORMANCE CERTIFICATE (EPC)



DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale. General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

Tel: 01273 323000
 Email: sales@brices.co.uk
 www.brices.co.uk

360°
brices
 VIRTUAL VIEWINGS

brices
 sales & lettings