



A recently redecorated TOP FLOOR (fourth) flat in a CONVERTED GRADE II LISTED BUILDING located in SOUGHT AFTER BRUNSWICK TOWN. The accommodation comprises entrance hall, SPACIOUS WEST ASPECT OPEN PLAN LOUNGE/KITCHEN, MODERN FITTED KITCHEN AREA, TWO DOUBLE BEDROOMS, BATHROOM, GCH, SHARE OF FREEHOLD, NO ONGOING CHAIN, EPC D.

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- CONVERTED GRADE II LISTED BUILDING
- SOUGHT AFTER BRUNSWICK TOWN
- WEST ASPECT OPEN PLAN LOUNGE/KITCHEN
- MODERN KITCHEN AREA
- TWO DOUBLE BEDROOMS
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FOURTH FLOOR

ENTRANCE HALL

Skylight window, cupboard housing boiler and plumbed space for washing machine, wooden worktop with cupboard under, wooden shelf with cupboard under housing electric trips, entry phone system.

OPEN PLAN LOUNGE/KITCHEN

Three West aspect sash windows, rooftop views to the sea, ceiling coving, recessed downlighting, two radiators.

KITCHEN AREA

Modern fitted kitchen comprising a range of eye level wall cupboards and base cupboard and drawer units, wooden worktops, tiled surround, stainless steel single bowl single drainer sink unit with mixer tap, electric oven, electric hob with stainless steel extractor hood over, space for appliance, wooden flooring.

BEDROOM 1

East aspect sash window, ceiling coving, wooden fireplace mantle, fitted cupboard, radiator.

BEDROOM 2

East aspect sash window, ceiling coving, two fitted cupboards, radiator.

BATHROOM

Fitted with white suite comprising panelled bath with mixer tap and shower attachment, screen to side, pedestal wash hand basin with mirror fronted medicine cabinet over, low level close coupled WC, ceiling coving, part tiled walls, extractor fan, chrome ladder style heated towel rail.

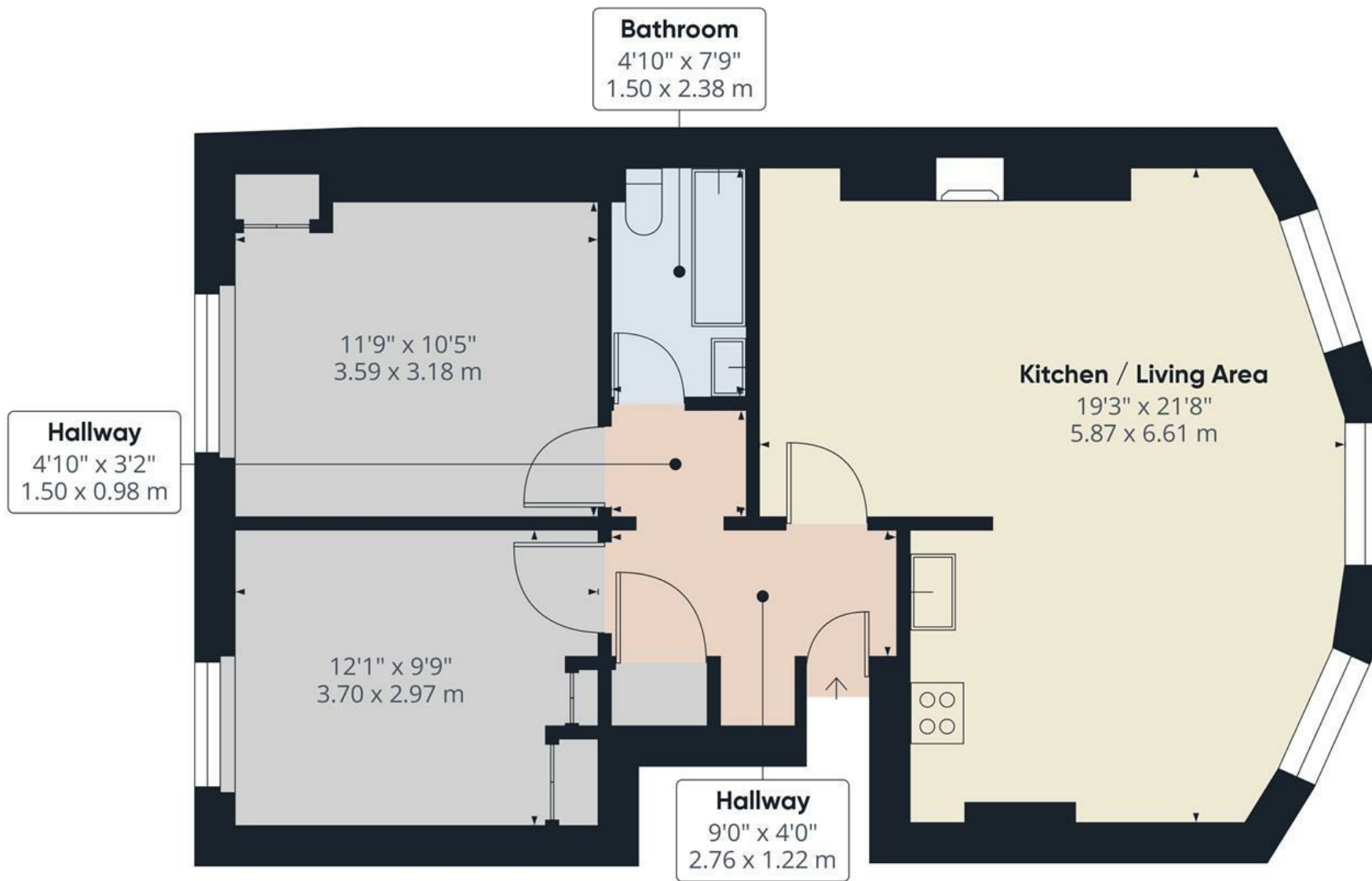
ADDITIONAL INFORMATION

Lease - Share of Freehold - 999 years from 1st January 2003

Maintenance - £4,887.69

Ground Rent - £0

Council Tax Band A - £1,637.19



Approximate total area⁽¹⁾

684.05 ft²

63.55 m²

(1) Excluding balconies and terraces

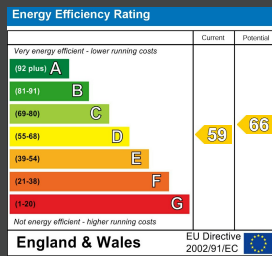
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



ENERGY PERFORMANCE CERTIFICATE (EPC)



Council Tax Band: A

Maintenance: n/a

Lease Length: n/a

Ground Rent: n/a

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DISCLAIMER

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