



A WELL PRESENTED two bedroom maisonette situated in a CONVERTED PERIOD BUILDING located in SOUGHT AFTER BRUNSWICK TOWN. The accommodation comprises SPACIOUS LOUNGE/DINING ROOM, SEPARATE FITTED KITCHEN, BATHROOM, EN SUITE, GCH, EPC D.

- GUIDE PRICE £425,000 - £450,000
- WELL PRESENTED MAISONETTE
- CONVERTED GRADE II LISTED BUILDING
- SOUGHT AFTER BRUNSWICK TOWN
- 18' x LOUNGE/DINING ROOM
- SEPARATE FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM
- EN SUITE SHOWER ROOM





## **FIRST FLOOR**

### **ENTRANCE HALL**

Stairs rising to:

### **HALF LANDING**

### **KITCHEN**

Fitted kitchen comprising eye level wall cupboard and base cupboard and drawer units, granite worktops and splashbacks, inset one and a quarter bowl stainless steel sink unit with mixer tap, electric oven, five ring gas hob with glass splashback and stainless steel extractor hood over, washing machine, fridge, freezer, ornate coving, recessed downlighting, wall mounted combination boiler, two West aspect windows.

### **BATHROOM**

Fitted with white suite comprising panelled bath with mixer tap and shower attachment, screen to side, wall hung wash hand basin, low level close coupled WC, recessed downlighting, mirror fronted medicine cabinet, part tiled walls, tiled floor, extractor fan, chrome ladder style heated towel rail, South aspect frosted glass window.

## **SECOND FLOOR**

### **LANDING**

### **LOUNGE/DINING ROOM**

Two East aspect sash windows, ornate ceiling coving, feature fireplace with marble mantle and stone hearth, fitted cupbaord, shelving to recess, recessed downlighting, two column radiators.

### **BEDROOM 1**

West aspect sash window, ceiling coving, fitted wardrobes to recess's, radiator.

### **HALF LANDING.**

### **BEDROOM 2**

West aspect sash window, two exposed ceiling beams, four wall light points, column radiator, door to::

### **SHOWER ROOM**

Fitted with white suite comprising tiled shower cubicle, wall hung wash hand basin with mirror fronted medicine cabinet over, low level close coupled WC, part tiled walls, tiled floor, chrome ladder style heated towel rail, South aspect frosted glass window.

### **ADDITIONAL INFORMATION**

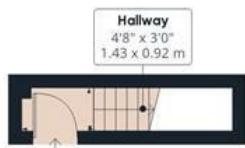
Lease - 999 years from 2015 Share of Freehold

Maintenance - £120 per month

Ground Rent - £0

Council Tax Band A - £1,637.19





Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

873.39 ft<sup>2</sup>

81.14 m<sup>2</sup>

(1) Excluding balconies and terraces

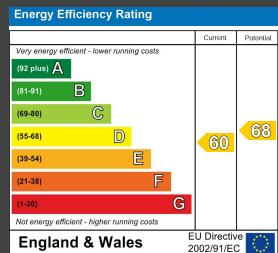
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## ENERGY PERFORMANCE CERTIFICATE (EPC)



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