





### Let's Look Inside

A brilliant property for first time buyers, professionals and retirees, you will enjoy the friendly community feel and convenient location. A private entrance porch on the ground floor offers space for outdoor clothing, with a carpeted staircase running up to the central landing. A large reception room at the front of the apartment offers a versatile space for you to tailor to your requirements, with ample space for seating and furniture so could be used as a living and dining space, with a large double glazed window on the front aspect making it bright and welcoming throughout the day. A modern fitted kitchen sits at the rear of the apartment, with the well-appointed three piece bathroom beside. A good sized double bedroom offers a comfortable sleeping space with freestanding furniture up for negotiation. The property has been previously rented, since cleared and redecorated, making it appealing as a buy to let investment.

### Take A Step Outside

Externally, the property comes with a detached garage and parking space at the entrance to the development, great for long term storage and vehicles. A well-presented communal garden sits at the centre of the court, the perfect place to catch up with neighbours and gather family and friends in the warmer months.

### Property Details

#### Porch

A small entrance porch on the ground floor level provides spaces to offload shoes and outdoor clothing to keep the clean feel in the rest of the apartment. Double glazed windows fill the space with light, with an internal door through tot he carpeted staircase and an external UPVC door to the communal gardens at the front.

#### Landing

A carpeted landing connects the living and sleeping spaces with neutral decoration throughout.

#### Living Room

**14'3" x 12'5" (4.35 x 3.80)**

A large living room sits at the front of the property benefitting from a double glazed window overlooking the communal

gardens which provides plenty of natural light. There is ample room on the carpeted floor for multiple seating and storage options, or even a dining table, so you can configure the room to fit your lifestyle.

#### Bathroom

**6'10" x 5'10" (2.10 x 1.78)**

A well-appointed three piece bathroom sits off the central landing, with a frosted double glazed window on the side aspect providing daylight. The suite includes a low flush toilet, pedestal sink and a bathtub with overhead shower attachment. An electric heated towel rails sits against the tiled walls, with a wood effect vinyl floor making it easy to maintain and a pleasure to get ready in each day.

#### Kitchen

**9'5" x 8'3" (2.89 x 2.52)**

Fitted just six years ago this modern kitchen has everything you need for your new home, plus an abundance of storage in the stylish cabinetry above and below the work surface. Featuring a four ring electric hob with oven below, a sink and drainer beneath the double glazed window on the rear aspect, and undercounter space for additional appliances, it's a well-proportioned, modern kitchen.

#### Bedroom

**12'9" x 8'5" (3.90 x 2.58)**

A good sized double provides a blank canvas for you to create your perfect sleeping space. A double glazed window on the rear aspect provides natural light with an electric radiator adding to the comfort of the space. There is ample room on the carpeted floor for a double bed and storage units, with existing freestanding wardrobes up for negotiation.

#### External

A well-maintained communal garden to the front offers space for seating to soak up the sun and socialise with family, friends and neighbours.

#### Garage

The property comes with a garage and parking space at the entrance to the communal gardens, great for storing vehicles and hiding away bulky items whilst remaining in easy access.

### Additional Information

Leasehold. Service charge £1100 p.a.

Sold with vacant possession and no onward chain.







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		

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