





This is a fantastic opportunity to purchase a extremely well presented ground floor one bedroom apartment. Modern and contemporary throughout, this stunning property is accessed via a secure entry system and boasts a lounge, kitchen, double bedroom and a modern stylish bathroom. Additional benefits include a secure undercroft allocated parking space, and an open outlook to the rear. Ideally located for all local amenities, this property comes highly recommended.

ENTRANCE HALL

Timber laminate flooring, radiator, built-in storage cupboard, security entry phone.

LOUNGE

17' 8" x 10' 5" (5.38m x 3.18m) Timber laminate flooring, radiator, built-in storage cupboard, double glazed french doors with open outlook to rear.

KITCHEN

9' 5" x 6' 0" (2.87m x 1.83m) Vinyl flooring, one and a half stainless steel single drainer with cupboard under, full range of base and wall units, inset oven and hob, integrated washing machine.

BEDROOM

14' 0" x 9' 5" (4.27m x 2.87m) Timber laminate flooring, radiator, double glazed window to rear.

BATHROOM

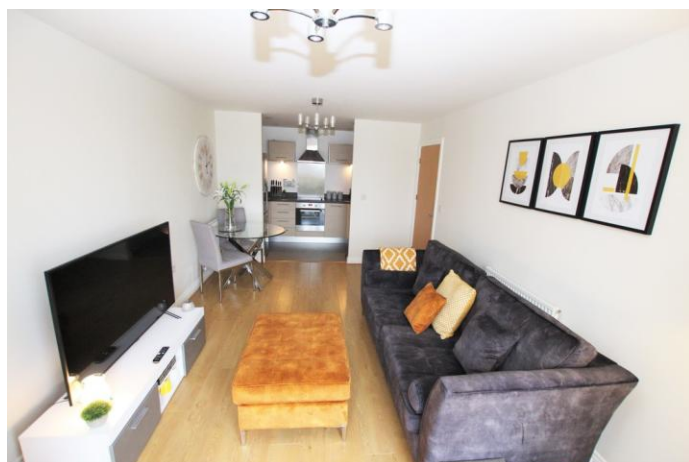
Vinyl flooring, heated towel rail, panelled bath with shower, local tiling, pedestal wash hand basin, low level W.C.

PARKING

Secure under croft parking bay.

AGENTS NOTE

We are advised that the lease started December 2012 for a term of 125 years although this has not been verified and any potential buyer must satisfy themselves that the lease term is acceptable before exchange of contracts



TENURE & CHARGES

Leasehold

Service Charge: £1080pa

Ground Rent: £225pa

DISCLAIMER

These particulars form no part of any contract and are issued as a general guide only. Main services and appliances have not been tested by the agents and no warranty is given by them as to working order or condition. All measurements are approximate and have been taken at the widest points unless otherwise stated. The accuracy of any floor plans published cannot be confirmed. Reference to tenure, building works, conversions, extensions, planning permission, building consents/regulations, service charges, ground rent, leases, fixtures, fittings and any statement contained in these particulars should be not relied upon and must be verified by a legal representative or solicitor before any contract is entered into.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		