



MILE



## Trobridge Parade, Grahame Park Way OIEO £400,000 Leasehold

### LOW SERVICE CHARGE!

Mile are pleased to offer this Modern, stunning two bedroom flat for sale in a highly sought after development. The property consists of two double bedrooms, two bathrooms (one being En-Suite), an open plan reception room with and open plan fully fitted kitchen. The property has been finished to a very high standard and also benefits from a balcony in the master bedroom and a patio off the reception room leading onto the communal roof gardens. This property also has an allocated underground car park space. EPC Rating B

- MODERN
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS (ONE EN- SUITE)
- ALLOCATED PARKING SPACE
- BALCONY
- PATIO
- HIGHLY SOUGHT AFTER LOCATION
- HIGH SPECIFICATION
- MUST BE SEEN TO AVOID DISSAPPOINTMENT!
- EPC RATING B



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
70.19 sqm / 755.52 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
66.20 sqm / 712.57 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
16.27 sqm / 175.13 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft