



\*\*\* 3D 360 Virtual Tour Available \*\*\*

Sandra Davidson Estate Agents are delighted to present for SALE a charming one bedroom FIRST FLOOR flat situated in the Grade II listed Thurlby House. The property benefits from; A large secured communal entrance hall with a grand staircase leading to your own front door giving access to a good size lounge, fitted kitchen, bedroom and bathroom. The property further benefits from high ceilings, attractive views, sash windows, entry phone system plus communal gardens.

This sought after property is offered with SHARE OF FREEHOLD and can only be appreciated by internal inspection.



### **ENTRANCE**

Via secured communal entrance into a large, inviting entrance hall with stairs to first floor, door to flat entrance with fitted carpet, light, telephone entry system, fitted cupboards, doors to:

### **LOUNGE 4.56m x 3.24m max into alcove (15'0" x 10'8" max into alcove)**

Single glazed sash window to rear, radiator, timber fire surround with cast iron insert, light, fitted carpet, fitted shelves in one alcove

### **KITCHEN 3.69m x 1.5m (12'1" x 4'11")**

Fitted wall and base units, work surface with tiled upstand, one and half bowl stainless steel sink with drainer, four ring hob with extractor hood over, oven grill below, space and services for washing machine, vinyl flooring, radiator, single glazed sash window to rear, light

### **BEDROOM 4.85m max into Cpb d x 3m (15'11" max into Cpb d x 9'10")**

Single glazed sash window to rear, radiator, light, fitted cupboards, fitted carpet

### **BATHROOM 2.47m x 1.56m (8'1" x 5'1")**

Suite comprising; bathtub, low level WC,

pedestal hand was basin, fitted carpet, radiator, light, partly tiled walls

### **EXTERIOR**

Un-allocated parking to front in addition to communal gardens

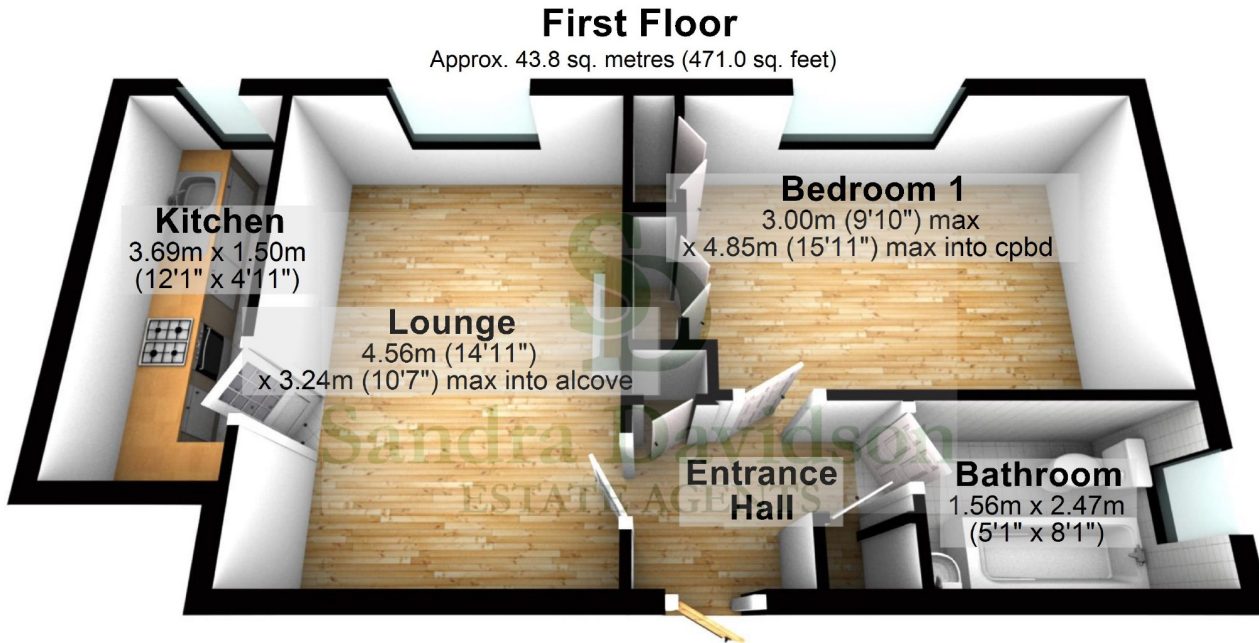
### **LEASE**

We are advised; 98 years lease remaining and a 1/12 share of freehold.  
£200 per month service charge





THURLEIGH  
HOUSE



This plan is for illustration purposes only and may not be representative of the property. Plan created by Sandra Davidson Estate Agents www.sandradaavidson.com  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <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			
		52	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <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 environmentally friendly - higher CO <sub>2</sub> emissions			
		47	80
England & Wales		EU Directive 2002/91/EC	