



- 114 Years Remaining On Lease
- Spacious Ground Floor Flat
- Two Double Bedrooms

- Double Glazing Throughout
- Private Communal Gardens
- Single Garage To Rear



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Here is fantastic opportunity to purchase a well-maintained Two Bedroom Ground Floor Flat, located in the Stonehouse Estate just off London Road and is close to local shops, amenities and great transport links. This property features two double Bedrooms, double glazing throughout, private communal Gardens and a single Garage to the rear. In brief the property comprises of; Porch, Lounge, Kitchen/Diner, Bathroom, Bedrooms One and Two. There are 114 years remaining on the lease and the Service Charge is £60 per month. Call now to arrange a viewing!

**PORCH** 3' 0" x 4' 7" (0.933m x 1.41m) With a door leading into the Lounge.

**LOUNGE** 10' 2" x 14' 6" (3.107m x 4.425m) A well sized front living room having electric heated radiators and a double glazed window to the front aspect. Also including access to three storage cupboards.



**BATHROOM** 6' 1" x 7' 4" (1.860m x 2.255m) A re-fitted fully tiled family Bathroom having a walk-in shower, low level W/C, pedestal wash basin and a double glazed opaque window.



**KITCHEN/DINER** 13' 11" x 7' 5" (4.248m x 2.268m) A social Kitchen/Diner including a matching range of wall and base mounted units with roll top work surfaces over, a stainless steel sink with drainer and mixer tap, plumbing and space for a washing machine and a double glazed window to the rear aspect.



**BEDROOM TWO** 7' 8" x 10' 4" (2.353m x 3.166m) A double Bedroom having an electric heated radiator and double glazed window to the rear aspect.

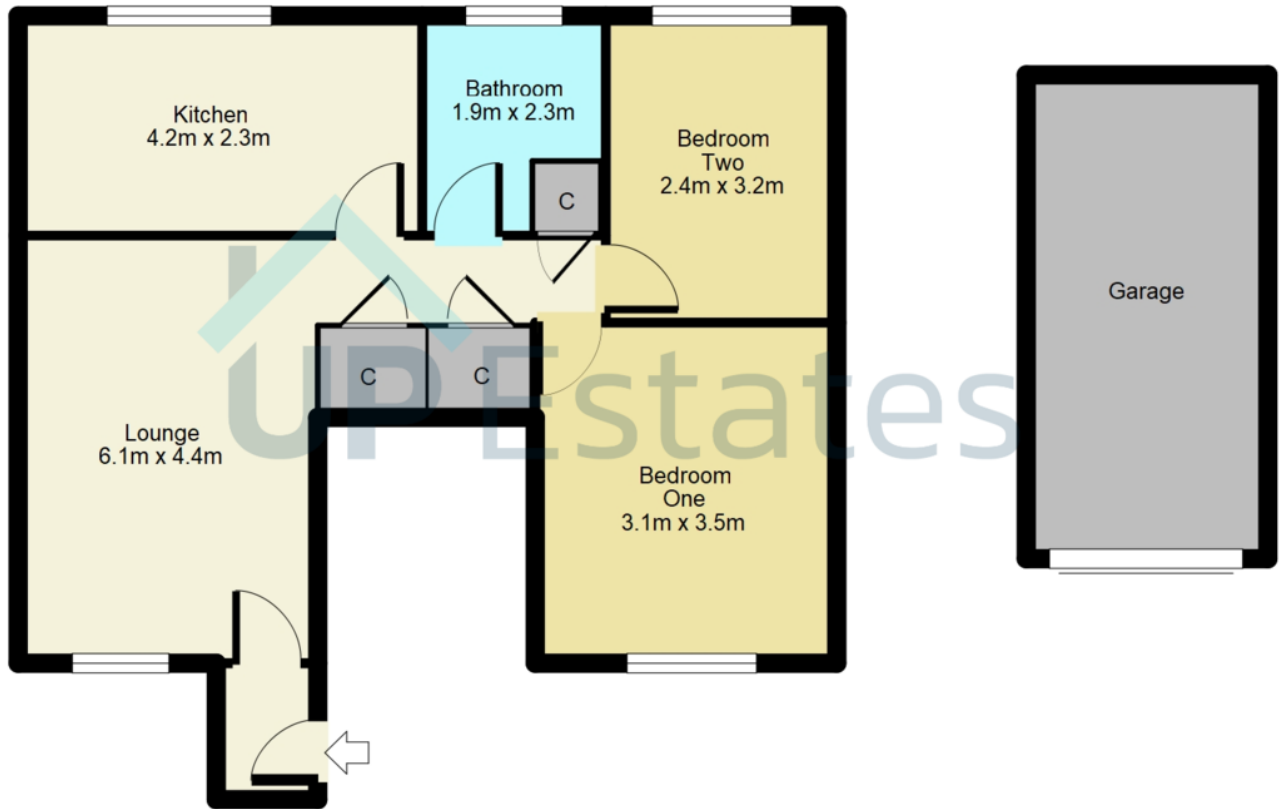
**BEDROOM ONE** 10' 2" x 10' 2" (3.109m x 3.109m) A well-sized double Bedroom having an electric heated radiator and double glazed window to the front aspect.



**OUTSIDE** Including private communal gardens and shared parking.

**GARAGE** A secure single Garage with an up-and-over door.





For illustrative purposes only. Measurements are approximate and not to scale.  
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APPROX GROSS INTERNAL FLOOR AREA: 65 sq. m

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- 2: These particulars do not constitute part or all of an offer or contract.
- 3: All measurements have been taken as a guide to prospective buyers only, and are not precise.
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