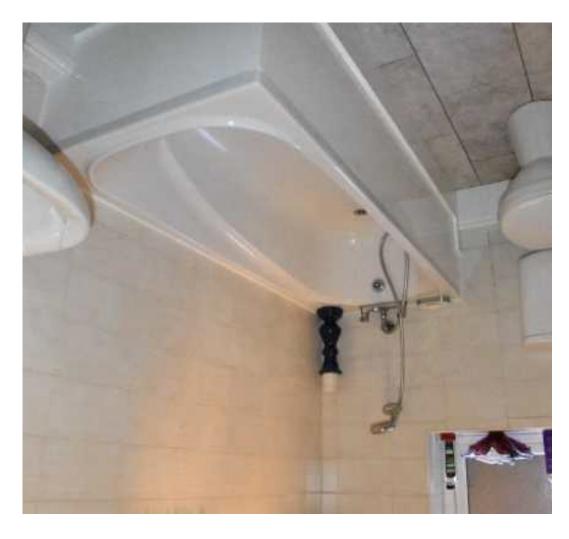




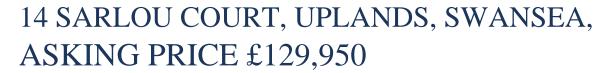


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or representations of fact, but must satisfy themselves by inspection or the authority to make or give any representation or warranty in respect of the authority to make or give any representation or warranty in respect of the property.





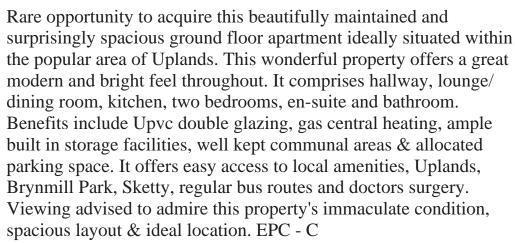












ENTRANCE

Communal entrance door into communal hallway with solid wooden door into:-

HALLWAY

Coving, radiator, wood effect laminate flooring, doors off to:-

BEDROOM 2 3.36m x 2.09m (11'0" x 6'10")

UPVC double glazed window to rear, coving, L-shaped built in wardrobes, radiator, wood effect laminate flooring.

BEDROOM 1 3.75m x 2.96m (12'4" x 9'9")

UPVC double glazed window to front, coving, radiator, wood effect laminate flooring, door into:-

EN SUITE 1.58m x 1.19m (5'2" x 3'11")

Fitted with a white three-piece suite comprising low-level WC, wash hand basin with vanity cupboard, shower cubicle with overhead electric shower, uPVC double glazed obscure glass window to side, splash back wall tiles, towel radiator, tiled flooring.

BATHROOM 3.33m x 1.58m (10'11" x 5'2")

Fitted with a white three-piece suite comprising low-level WC, pedestal wash hand basin, panel bath with hand held stainless steel shower head, uPVC double glazed obscured glass window to rear,





coving, splash back wall tiles, built in storage cupboard with plumbing for washing machine and shelving, radiator, tiled flooring.

LOUNGE 6.39m x 3.59m (21'0" x 11'9")

UPVC double glazed boxed bay window to front, coving, radiator, wood effect laminate flooring, door into:-

KITCHEN 3.34m x 2.80m (10'11" x 9'2")

Fitted with a range of modern cream wall and base units with wood effect work surface over, set in 1½ stainless steel sink and drainer with spring tap over, integrated electric oven with four ring gas hob and extractor hood over, space for tall standing fridge freezer and tumble dryer, plumbed for dishwasher, wall mounted gas Combi boiler, built in large storage cupboard, coving, uPVC double glazed window to rear, splash back wall tiles, radiator, tiled flooring.

EXTERNAL

Communal gardens & Allocated parking space with additional visitor parking.

N.B.

LEASE:- 69years remaining Vendor is in process of extending the lease

£800pa Maintenance £60pa Ground Rent

TENURE: Leasehold Can be extended **COUNCIL TAX:** C

EPC RATING: C

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 299655