





**** CHAIN FREE **** Well presented two bedroom **FIRST FLOOR** Maisonette, parking space, rear garden, very long lease, low service charge, comprises Entrance hall, Lounge with fireplace, Kitchen with oven and hob, two Bedrooms, one with fitted wardrobe, Bathroom. Convenient town and Zone 6 station. The property would suit either a FTB or Investors . **** VIEWING RECOMMENDED ****

ENTRANCE HALL

Timber laminated floor. Storage cupboard.

LOUNGE

13' 4" x 10' 3" (4.06m x 3.12m) Timber laminated flooring. Fireplace. Radiator. Double glazed window to the front.

KITCHEN

7' 11" x 5' 8" (2.41m x 1.73m) Vinyl flooring. Stainless steel sink unit with cupboard under. Further range of base and wall units. Inset electric hob and built in oven. Local tiling. Double glazed window to the rear.

BEDROOM

10' 4" x 9' 5" (3.15m x 2.87m) Carpet. Radiator. Double glazed window to the rear. Built in wardrobe.

BEDROOM

9' 4" x 8' 9" (2.84m x 2.67m) Radiator. carpet. Double glazed window to the front.

BATHROOM

6' 6" x 5' 4" (1.98m x 1.63m) Vinyl flooring. Radiator. Fully tiled walls. Paneled bath with shower attachment. Low level WC. Pedestal wash hand basin. Double glazed window.

GARDEN

Dedicated garden area to rear of property.

PARKING

Off road parking.

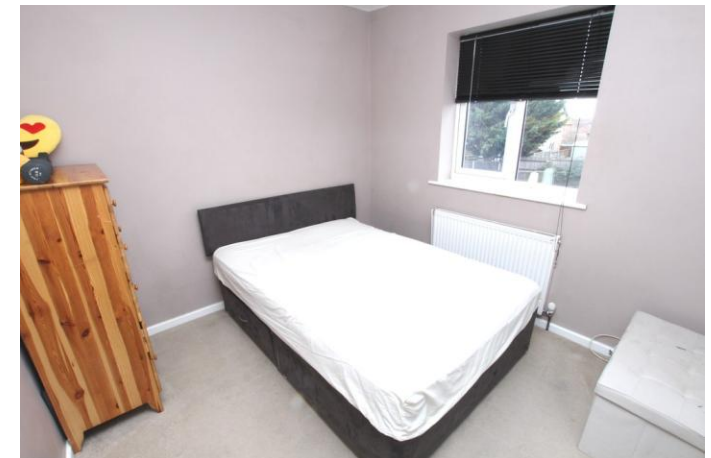
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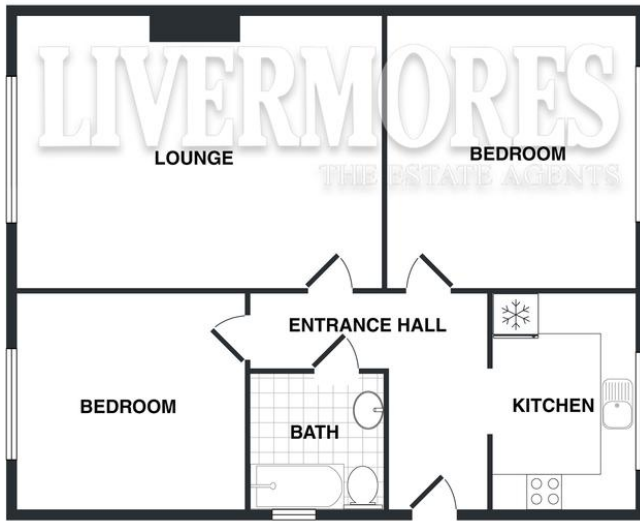


We are advised that there are 900 or more years remaining on the lease although this has not been verified and any potential buyer must satisfy themselves that the lease term is acceptable before exchange of contracts.

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 be relied upon and must be verified by a legal representative or solicitor before any contract is entered into.





This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale. Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	66 D
39-54	E		
21-38	F		
1-20	G		