



1

Bedroom



1

Bathroom





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This well-maintained and spacious property comprise a double bedroom, bathroom, kitchen, spacious lounge, and a large storage room that could be used as an office, an ideal first purchase/investment and chain free.

Virtual Tours and Floor plans are available for this property.

## **PROPERTY DETAILS**

Reception - Size 3.66 m x 4.91 m

Kitchen - Size 3.68 m x 2.52 m - Range of fitted wall and base units, stainless steel sink with mixer taps, electric cooker, power points

Bedroom – Size 3.82 m x 3.68 m

Bathroom & Toilet – Size 1.38 m x 2.31 m - Tiled bathroom with all fixers, mixer tap and shower.

Closet room - Size 1.20 m x 1.34 m

**Leasehold 92 years**

**Service Charge: £1,400 per annum**

**Ground Rent: £10.00 per annum**

**Council Tax: B**

Property Ref: RS-BM-BRUNS2204

1. Money laundering regulations: Intending purchasers will be required to produce identification documentation later. We would ask for your co-operation so that there will be no delay in agreeing on the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please get in touch with the office, and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only for general guidance. You must verify the dimensions carefully before ordering carpets or any built-in

furniture.

4. Services: Please note we have not tested the services or any equipment or appliances on this property. Accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

