



 2
Bedrooms

 2
Bathrooms



Extremely spacious, nicely laid out two bedroom flat and garage, on the first floor of a sought after purpose-built block on Chase Side, with lift and communal gardens, well set back from the road, having no onward chain.

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- 949 sq ft / 88.2 sqm internal area
- Air conditioning
- Laundry cupboard in hall
- 2 balconies (front and side)
- Double glazed throughout
- Original parquet wood flooring throughout
- Possibility to include all appliances, blinds, and second bedroom wardrobe

Entrance hallway: main-door entry system, parquet flooring, laundry cupboard (plumbed for washing machine, and vented for tumble dryer), radiator, discreet low level cupboard housing fuse board.

Reception: 276 sq ft / 25.7 sqm, parquet flooring, two large windows with venetian blinds, two radiators, split air-conditioning unit currently installed, door to balcony

Balcony one: 46 sq ft / 4.27 sqm, tiled floor, view to the front.

Kitchen: 114 sq ft / 10.6 sqm, modern and well laid out with quality fitted units, double oven, hob with extractor hood above, integrated dishwasher, large sink with water filter and macerator, underfloor heating, combination boiler, window with venetian blinds, door to balcony two, space for fridge freezer.

Balcony two: 17 sq ft / 1.58 sqm, tiled floor, privacy screened, view to side.

Master bedroom: 202 sq ft / 18.8 sqm, parquet flooring, two sets of fitted wardrobes, radiator, window to front with venetian blinds.

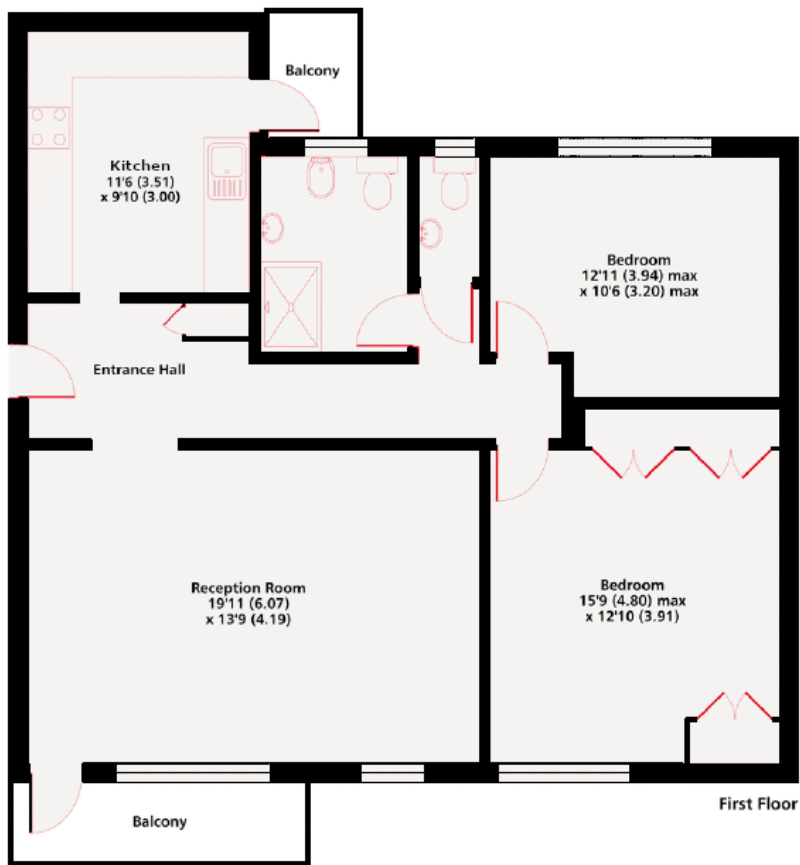
Second bedroom: 135 sq ft / 12.6 sqm, parquet flooring, radiator, window to rear with venetian blinds.

Bathroom: 57 sq ft / 5.33 sqm, modern four piece suite, mirrored cupboard, towel rail (central and electric heated), underfloor heating, extractor fan, tiled floor, window to rear with venetian blinds.

Cloakroom: toilet and washbasin, tiled floor, window to rear with venetian blinds (possibility to convert to shower room).

Garage: single garage, positioned in the middle of a purpose built block, with high-security roller door.

Leasehold property with 95 years remaining.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

