



1

Bedroom



1

Bathroom



Superb modern ground floor flat in secure gated development.
Available from 9th April 2021

This superb modern ground floor flat is located within a secure gated development and is set in a highly desirable location close to Shortlands Railway station and village shops. The property briefly comprises entrance hall; L/shaped living room; kitchen; a good size bedroom, and family bathroom. Features include gas fuelled central heating; fitted wardrobes and double-glazed windows and secure off-street parking. **Available from 9th April 2021**, viewing is highly recommended at your earliest convenience.

- * Superb ground floor flat in secure gated grounds

- * L/shaped lounge & good size bedroom

- * Laminate wood flooring

- * Gas fuelled heating & double-glazed windows

- * **Available from 9th April 2021**

Entrance hall *4.39m x 3.32m (14.40ft x 10.89ft)*

Spacious entrance hall with laminate wood flooring rack for hanging coats, two storage cupboards, one for coats and the electric consumer unit and the other for storage with shelving and another larger storage unit with shelves, timber panel doors to all rooms.

L-shaped living room *6.92m x 5.29m (22.70ft x 17.36ft)*

A large L-shaped lounge with laminate wood flooring two radiators, two good size double-glazed windows, both with white timber Venetian blinds. There are three light shades and the control clock for the gas fired central heating. Additionally there are electrical points, telephone points and virgin media connection points.

Kitchen *4.39m x 2.11m (14.40ft x 6.92ft)*

A modern fitted kitchen with panelled timber fronted wall and base cabinets, grey laminate worksurfaces with integrated hob and electric oven and extractor hood. There is also a hardwood timber Worksurface with a breakfast bar and the kitchen work trolley. The kitchen sink is a white resin with 1 1/2 bowl sink and drainer, and has a stainless steel mixer tap.

Bathroom *3.47m x 1.45m (11.38ft x 4.76ft)*

This bathroom has a separate shower cubicle, which is built-in with a Triton shower unit (that runs off the gas central heating). There is a panelled bath with chrome hot and cold mixer taps, pedestal wash basin with hot and cold mixer taps, close coupled W.C. and a shelving. The towel rail is Chrome and also runs off of the central heating combination boiler system. There is local tiling around the bath in the shower cubicle and around the wash-basin. To one side there is a panel of timber to the walls to dado height and laminate wood flooring to the floor. The window is opaque double glazed with a timber Venetian blind.

