



2

Bedrooms



1

Bathroom





We are delighted to offer for sale this GROUND FLOOR GARDEN APARTMENT located in a quiet cul-de-sac close to all local amenities.

The property has been modernised by its current owners and is offered in very good condition. It benefits from two double bedrooms, a large reception room, stylish fully fitted kitchen and tiled bathroom. There is also a very well kept large corner private garden and large basement storage area.

Ideal for first time buyers, small families and rental investors the property is offered chain free and comes with an extremely long lease (in the region of 995 Years remaining) and very low out goings (region of about £100 P/A).

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### **Entrance Hall**

Wood laminate flooring, doors to all rooms, access to basement storage area, storage cupboard housing washing machine

### **Reception Room** *4.10m x 3.10m (13.45ft x 10.17ft)*

Wood laminate flooring, window to front

### **Kitchen** *3.80m x 2.10m (12.47ft x 6.89ft)*

Tiled floor, door to garden, range of base and wall units, space for fridge, space for dishwasher, gas hob, integrated electric oven, single sink and drainer.

### **Bedroom 1** *3.60m x 3.30m (11.81ft x 10.83ft)*

Wood Laminate flooring, window to front

### **Bedroom 2** *3m x 3m (10.17ft x 8.86ft)*

Wood Laminate flooring, window to rear

### **Bathroom** *2m x 2m (5.91ft x 5.58ft)*

Tiled floor and walls, panel bath, low flush wc, hand basin

### **Rear Garden** *13.90m x 12.70m (45.60ft x 41.67ft)*

Laid lawn with mature shrubs, seating area, access to outside storage shed

### **Lease**

Unexpired term of 997 Years - Documents not seen

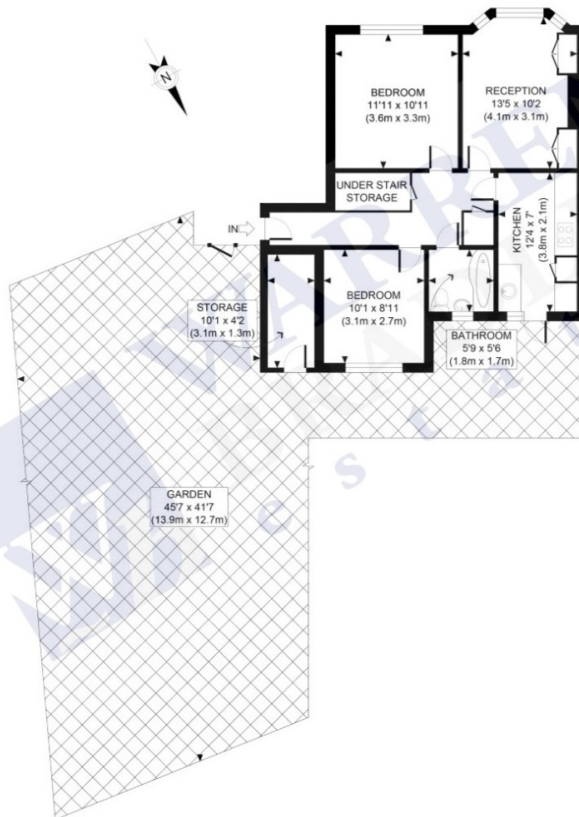
### **Service Charge**

No service charge - Documents not seen

**Ground rent**  
£100.00 P/A - Documents not seen



APPROX. GROSS INTERNAL FLOOR AREA WITH STORAGE 658 SQ FT / 61 SQM



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

