



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Asking Price £160,000  
Leasehold



Front Door

Own personal front door into:

Entrance Hall

Stairs with stairs lift up to first floor. Door into:

Lounge

13'5" x 12'4" (4.09m x 3.76m)

Two double glazed windows to front elevation, access to storage cupboard, radiator, electric fire, telephone line, television point, 24 emergency pull cord.

Dining Room

9'8" x 8'7" (2.95m x 2.62m)

Space for table and chairs, radiator, open access to lounge, door to Inner hallway.

Inner Hall

Access to airing cupboard, doors to:

Bedroom

9'8" min x 9'5" (2.95m min x 2.87m)

Double glazed window to rear elevation with pleasant views of the communal gardens,, built in wardrobe, radiator,

Kitchen

9'4" x 5'5" (2.84m x 1.65m)

Textured ceiling, double glazed window to rear elevation, fitted range of wall and base units with work surface over, inset 1 1/2 bowl sink with mixer tap, fitted electric oven with gas hob, plumbing for washing machine, under counter fridge, access to boiler.

Shower Room

Textured ceiling, refitted with a white suite comprising of a walk in corner shower cubicle, radiator, low level WC, inset sink unit, extractor fan, half tiled walls, access to loft via void.

Leasehold Information

The seller informs as us that Ground Rent is £0, Maintenance charge is £155 monthly and this includes: building insurance, window cleaning, emergency pull cord facilities and parking permit. This is reviewed yearly on April 1st by Hyde Group. There is also 82 Years left on the lease.

Communal Parking

The property comes with an option of a permit for residents.

Communal Facilities

There are communal gardens for you to use as well as a bin store.

Store

There is a brick shed adjacent to the front door housing the meters which is also a useful storage cupboard.

