

GROUND FLOOR



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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£144,950
Leasehold

1 bed, 1 bath, 2 sofas, C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



NO CHAIN AHEAD. We welcome to the market this immaculate one bedroom retirement flat situated on the first floor which also benefits from a fitted STAIR LIFT. A particular feature of this property is the pleasant views to the rear of the common. The accommodation consists of a lounge with twin aspect windows, separate dining room, inner hallway, refitted shower room, fitted kitchen, bedroom with fitted triple wardrobes and access to the loft for added storage. There is also gas central heating throughout. Outside the property offers communal gardens and a communal bin storage facility. Additional benefits include a parking permit plus two visitor spaces. Please Call Chambers to arrange a viewing and avoid missing out!

Entrance Hallway
Accessed via a UPVC front door, intercom entry system, stairs to first floor with fitted stair lift (this can be removed by the seller if you wish).

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.

Lounge
13'5" x 12'4" (4.09m x 3.76m)
Two double glazed windows to front elevation, access to storage cupboard, radiator.

Inner Hallway
Doors giving access to bedroom, shower room, kitchen and access to airing cupboard with hot water tank.

Kitchen
9'4" x 5'5" (2.84m x 1.65m)
Double glazed window to rear elevation with pleasant views over the common, inset stainless steel sink, plumbing for washing machine, space for fridge and freezer side by side, gas point for cooker (if required), wall mounted boiler (approximately 10 years old and serviced yearly).
9'4" x 5'5"

Bedroom
9'8" min x 9'5" (2.95m min x 2.87m)
Double glazed window to rear elevation with pleasant views of the common, built in triple wardrobe, radiator,

Shower Room
Refitted with a white suite comprising of a large walk in shower cubicle, low level WC, inset vanity sink unit, 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.

Parking
The property comes with a parking permit and two visitors spaces.

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

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