



- One Bedroom
- Ground Floor

### Entrance

Via wooden door into entrance hall.

### Entrance Hall

Doors to lounge, bedroom and bathroom. Two large storage cupboards. Radiator. Carpet.

### Open Plan Kitchen/Diner/Lounge 24'3 x 11'0 (7.39m x 3.35m)

Two UPVC double glazed windows to front aspect. Range of eye level and base storage units with roll edge work surfaces. Stainless steel one and a half bowl sink unit with drainer and mixer tap over. Built-in electric oven and gas hob with extractor hood over. Plumbing for washing machine. Further appliance space. Combination gas boiler. Two radiators. Double glazed French doors to rear aspect.

### Bedroom One 11'9 x 9'6 (3.58m x 2.90m)

Two UPVC double glazed windows to side aspect. Radiator. Carpet.

### Bathroom

Panelled bath with shower over, pedestal wash hand basin, low level wc. Radiator. Vinyl flooring.

### Tenure - Leasehold

125 year lease - 117 years remaining

Ground rent - £250 pa

Maintenance fee - £96 pcm (includes building insurance)

- Popular Development
- Spacious Apartment

Details Created - 30.09.20

### Energy Performance Certificate

#### Agents Note - Should your offer be accepted

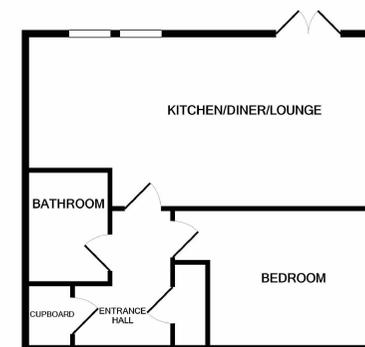
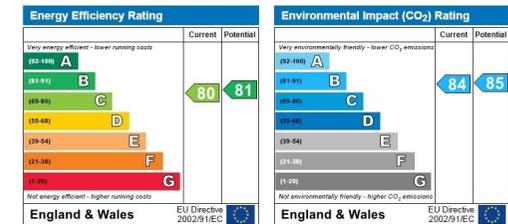
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- Close To Amenities
- Countryside Walks

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### DIRECTIONS

For sat nav purposes the postcode for the property is GL5 4UQ.



TOTAL APPROX. FLOOR AREA 516 SQ. FT. (48.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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