





The ground floor accommodation comprises a bright living/dining kitchen featuring dual aspect UPVC double-glazed windows and a front entrance door, allowing plenty of natural light. The kitchen is fitted with a range of matching units and integrated appliances, while the living area benefits from useful storage, including a cupboard housing the immersion tank.

There is a well-proportioned bedroom with a rear-facing window, along with a modern bathroom fitted with a three-piece suite and electric shower over bath.

Further benefits include electric heating, UPVC double glazing, and a contemporary finish throughout.

Available for sale no upward chain and vacant possession.



Living/Dining Kitchen

A bright and open-plan living space with two UPVC double glazed windows to the front and side elevations, along with a UPVC double glazed front entrance door providing direct access. The kitchen area is fitted with a range of matching base and eye-level storage units and drawers, complemented by work surfaces.

Integrated appliances include a four-ring electric hob with oven and grill beneath, a one-and-a-half bowl stainless steel sink and drainer with mixer tap, and plumbing with space for freestanding under-counter white goods. Additional features include ceiling spotlights and an electric radiator.

The living area also benefits from ceiling spotlights, smoke alarm, extractor fan, and a useful built-in storage cupboard housing the hot water immersion tank. Internal doors provide access to the remaining accommodation.

Bedroom

A well-proportioned room with UPVC double glazed window to the rear elevation and electric radiator.

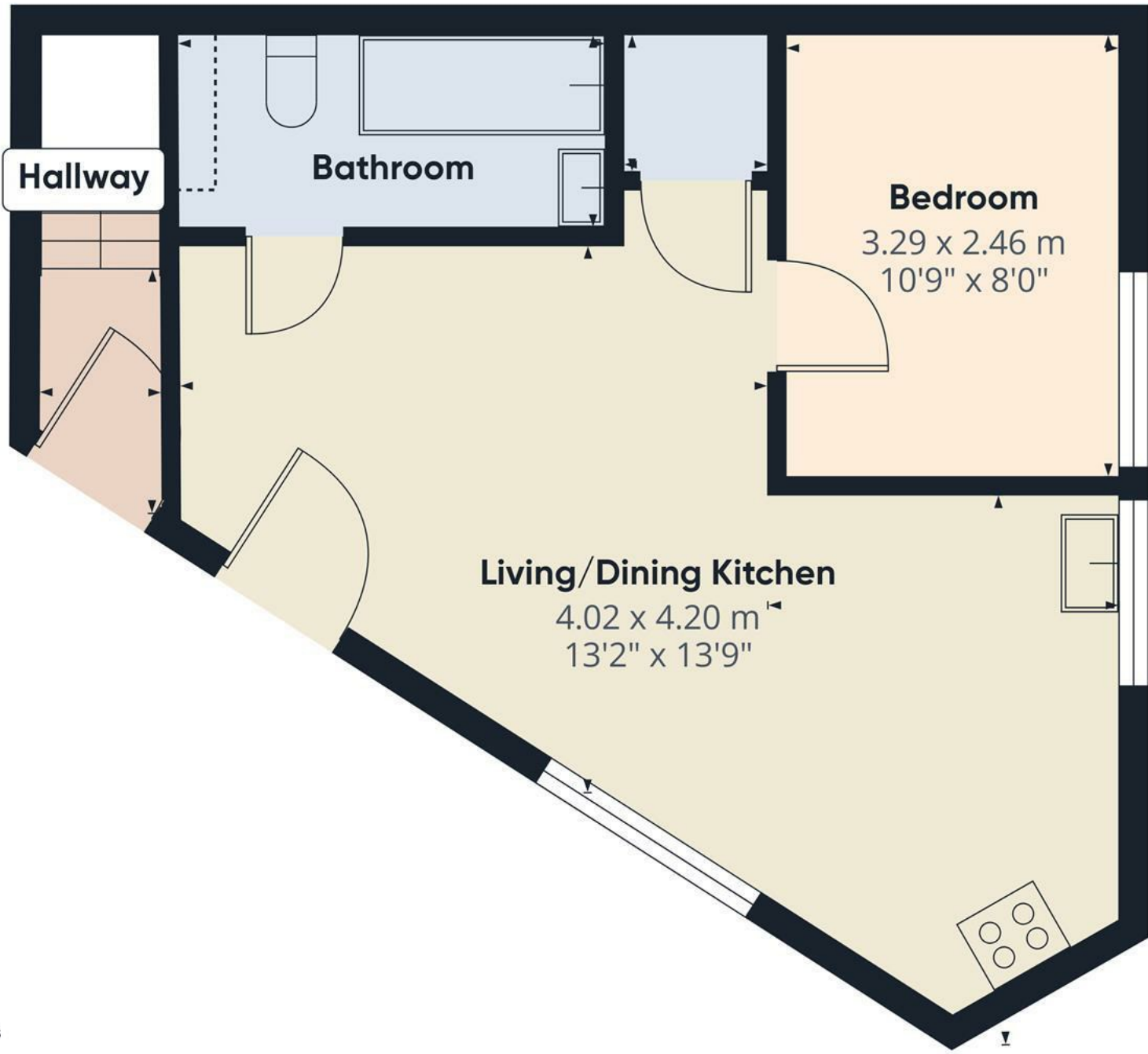
Bathroom

Fitted with a three-piece suite comprising low-level WC, pedestal wash hand basin with tiled splashback, and a bath with electric shower over and glass screen. Further benefits include wall tiling, extractor fan, and ceiling spotlights.

Tenure

We are informed that this apartment is freehold.





Approximate total area^m
41.7 m²
450 ft²

Reduced headroom
0.3 m²
3 ft²

(1) Excluding balconies and terraces

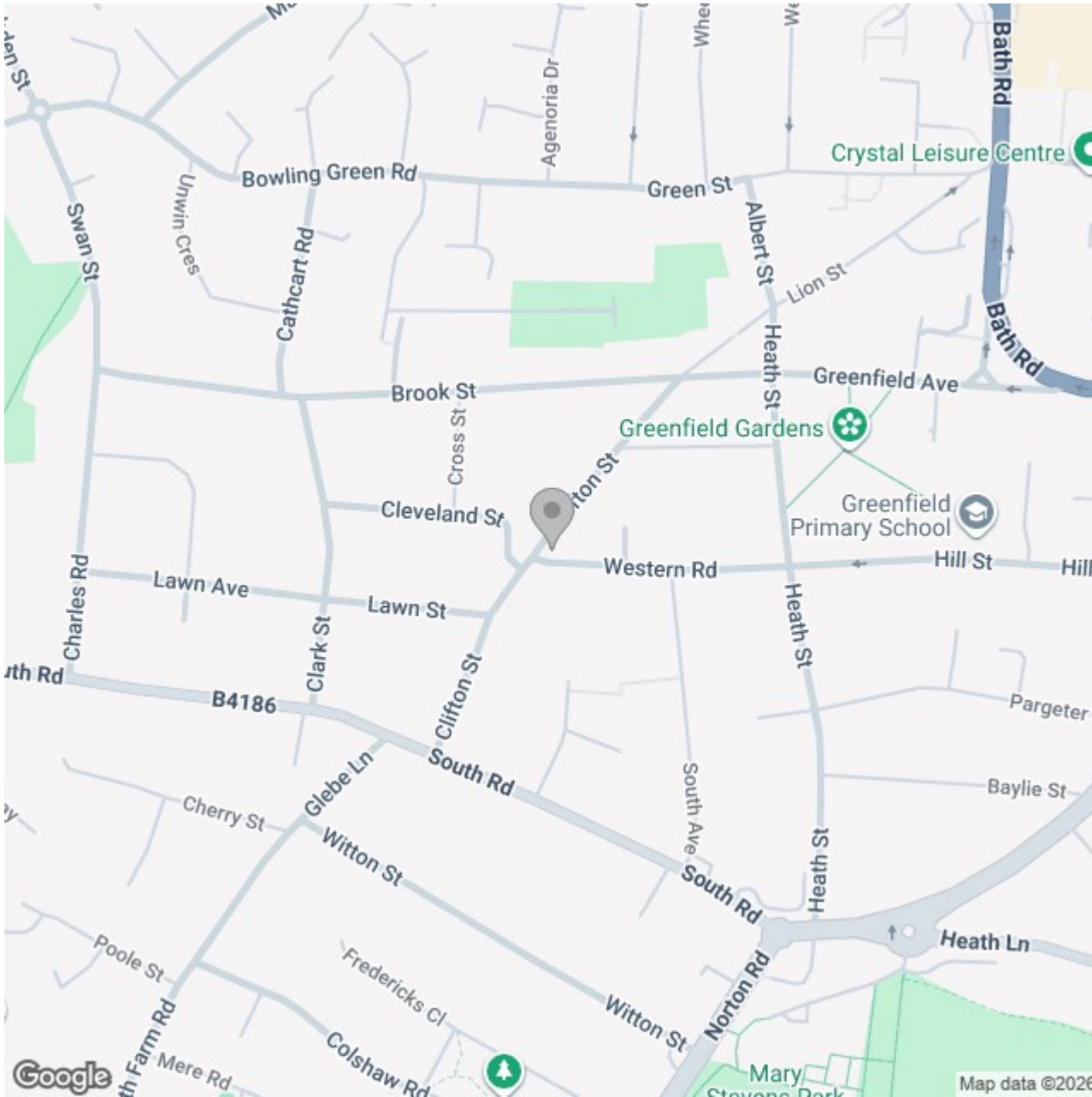
Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	