

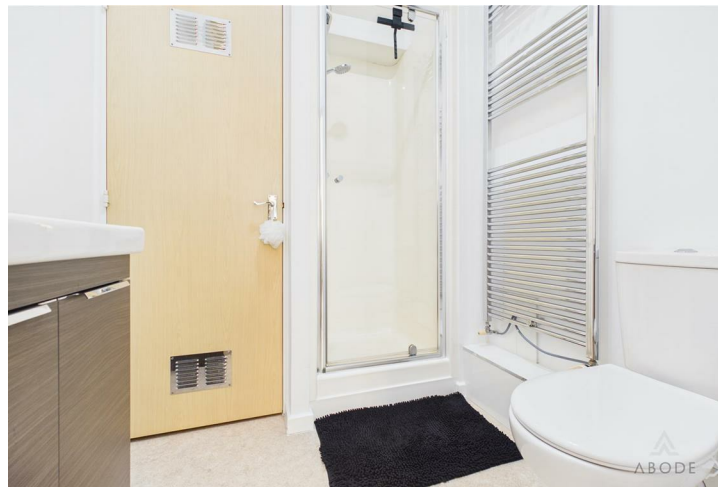




This delightful second-floor one-bedroom apartment is now available for sale with no upward chain, making it an ideal opportunity for first-time buyers. The property boasts a well-presented open-plan kitchen, dining, and living space.

The apartment features a comfortable double bedroom, and modern shower room is conveniently equipped with plumbing in a utility cupboard.

Additionally, the property comes with allocated parking. The management charge includes utilities, building insurance, window cleaning and ground maintenance, offering a hassle-free living experience.



Ground Rent/Management Fee

Abode have been informed from the vendors of the following charges on the property, we recommend that any purchaser satisfy themselves as to the tenure and charges of the property and would recommend that they consult a legal representative such as a solicitor.

Ground Rent £100 pa

Management £2637 to inc Utilities, Building Insurance, Window Cleaning, Ground Maintenance

Kitchen Living Area

17.7 x 9.3

Bedroom

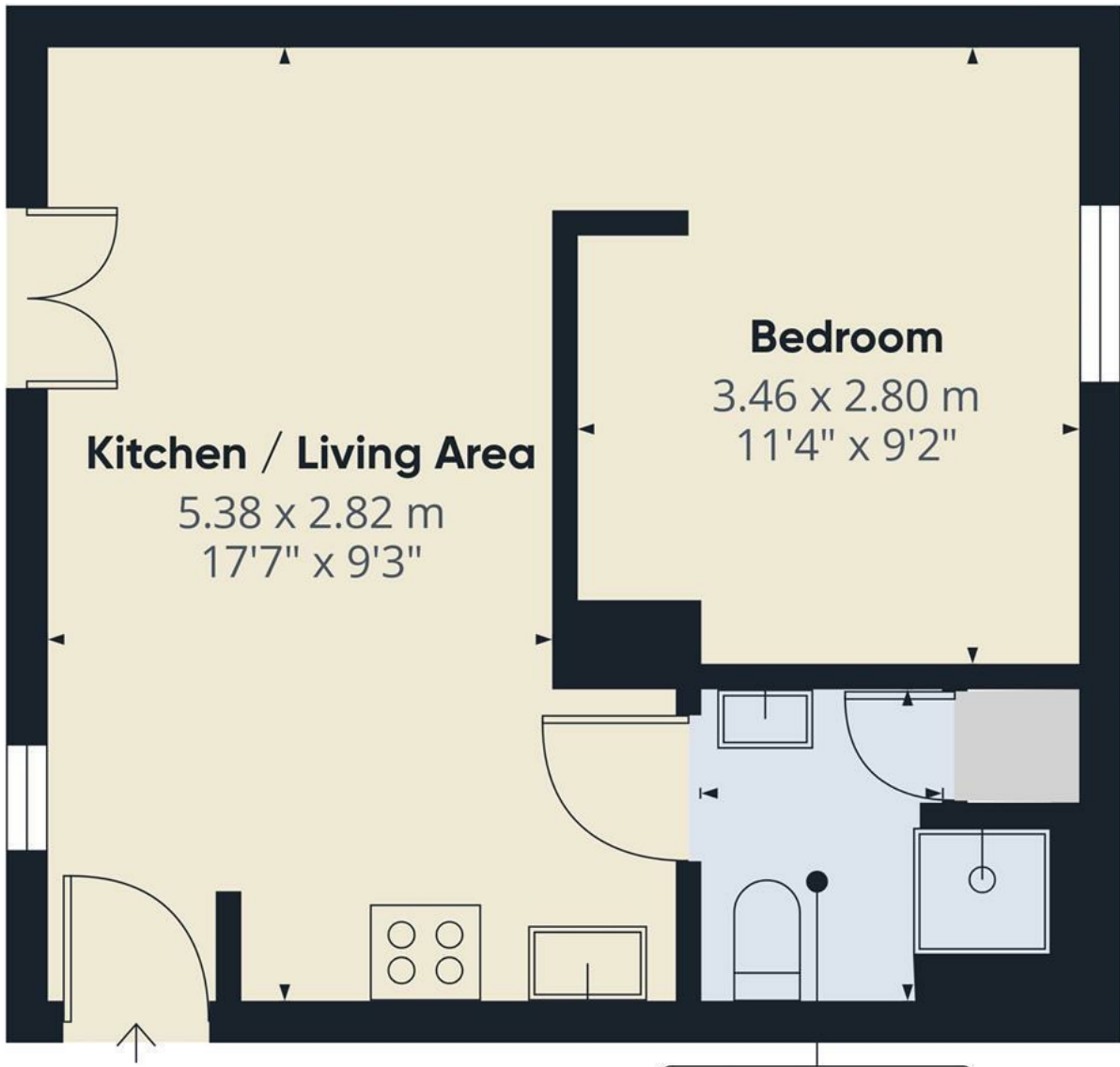
11.4 x 9.2

Shower Room

5.11 x 4.7







Kitchen / Living Area
5.38 x 2.82 m
17'7" x 9'3"

Bedroom
3.46 x 2.80 m
11'4" x 9'2"

Bathroom
1.81 x 1.41 m
5'11" x 4'7"

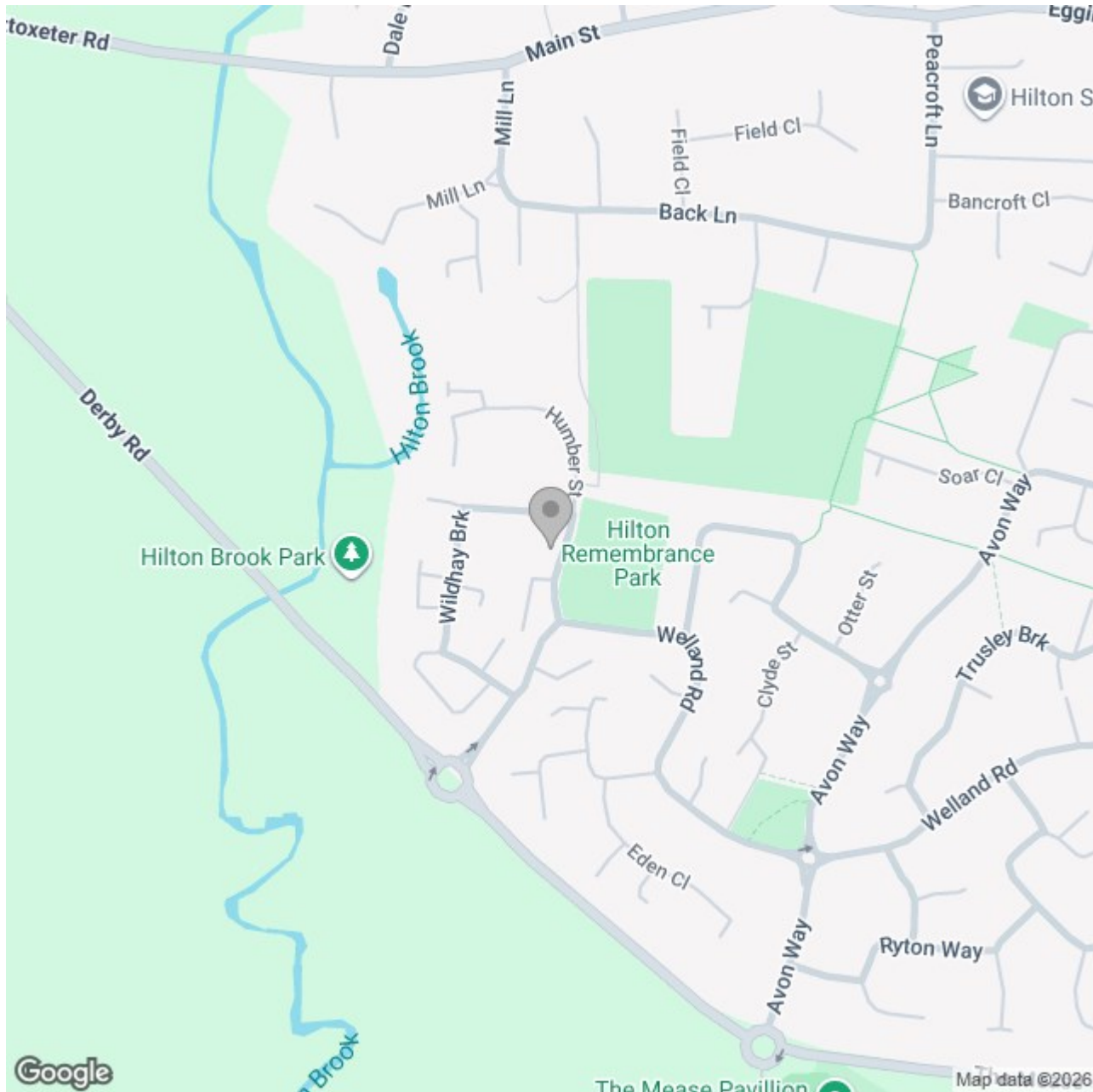
Approximate total area⁽¹⁾
29.6 m²
318 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 	