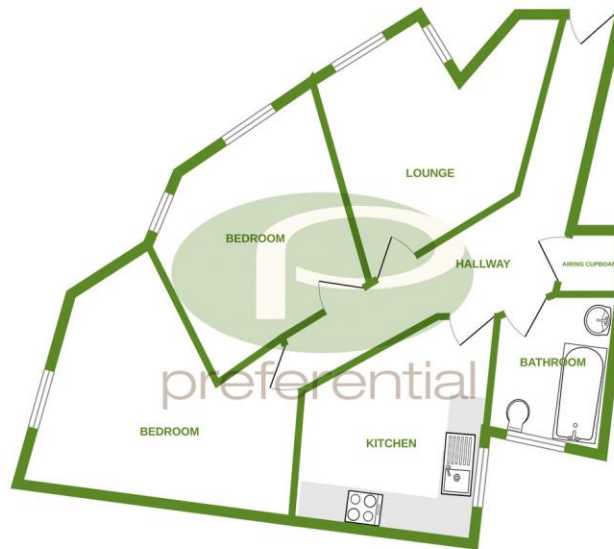






Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
673 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA: 673 sq.ft. (62.6 sq.m.) approx.

This newly decorated and carpeted two-bedroom ground floor flat is situated on the popular 'Pheasey Estate' and benefits from an allocated covered parking space with security gate access, double glazing and storage heating. The property is being offered on a Leasehold basis with 75 years remaining. The annual service charge is £775 and the ground rent is £100 per year until December 2033 when it will increase to £200.

The entrance to the property is via shared gardens with path leading to front door.

Entrance Hallway

airing cupboard, and doors giving access to:

Lounge: 11'11" max x 9'8" max

Double glazed windows to front elevation and wall mounted electric heater.

Kitchen 12'9" max x 8'11" max

Double glazed window to rear elevation, wall and base units with work surfaces, 1.5 stainless steel sink with drainer and mixer tap, integrated oven, hob and extractor, space for fridge freezer, washing machine and tumble dryer, wall mounted electric heater and tiles to splash backs.

Bedroom One 15'5" max x 7'2" max

Double glazed window to side elevation, wall mounted electric heater.

Bedroom Two 11'10" max x 10'2" max

Two double glazed windows to side elevation and wall mounted electric heater.

Bathroom

Obscure double glazed window to rear elevation, bath with over bath shower, low level WC, vanity sink unit and tiles to splash backs.