

LIVERMORES  
THE ESTATE AGENTS





Entrance Hall  
9'10" x 3'1" (29'6""32'9"" x 9'10""3'3""")

Lounge/Diner  
21'2" x 11'1" (68'10""6'6"" x 36'1""3'3""")

Kitchen  
6'7" x 6'3" (19'8""22'11"" x 19'8""9'10""")

Bedroom  
8'10" x 12'4" (26'2""32'9"" x 39'4""13'1""")

Bathroom  
6'4" x 5'5" (19'8""13'1"" x 16'4""16'4""")

Patio  
5'2" x 7'5" (16'4""6'6"" x 22'11""16'4""")

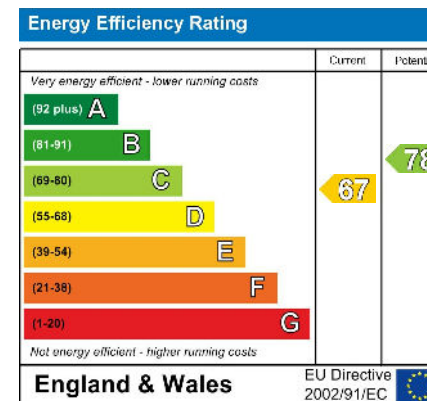
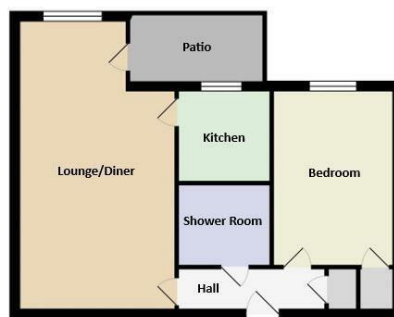
Communal Garden  
Direct access from the patio

Parking  
Residents & visitors spaces

Agents notes  
This is a probate sale and the vendor has already received the Grant of Probate.

Tenure  
The seller has informed us that this is a Leasehold property | Lease Term Remaining: 63 Years (A new 99 year lease will be available on completion) | Service Charge: £2,157.90 | Ground Rent: None Known

Disclaimer  
These particulars form no part of any contract and are issued as a general guide only. Main services and appliances have not been tested by the agents and no warranty is given by them as to working order or condition. All measurements are approximate and have been taken at the widest points unless otherwise stated. The accuracy of any floor plans published cannot be confirmed. Reference to tenure, building works, conversions, extensions, planning permission, building consents/regulations, service charges, ground rent, leases, fixtures, fittings and any statement contained in these particulars should not be relied upon and must be verified by a legal representative or solicitor before any contract is entered into.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.