





Entrance Hall
5.31m x 1.11m (17'5" x 3'7")
Lounge/Diner
6.41m x 3.37m (21'0" x 11'0")
Kitchen
2.02m x 2.79m (6'7" x 9'1")
Bedroom One
4.77m x 3.45m (15'7" x 11'3")
Bedroom Two
2.42m x 3.59m (7'11" x 11'9")
Shower Room
1.68m x 2.01m (5'6" x 6'7")
Private Balcony
1.55m x 2.01 (5'1" x 6'7")

Communal Garden

Communal Lounge & Laundry Room

Parking
Residents & visitors spaces

Agents Note

Our vendor is willing to extend the lease, subject to a suitable offer being presented.

Tenure

Our vendor has informed us that this is a Leasehold property.

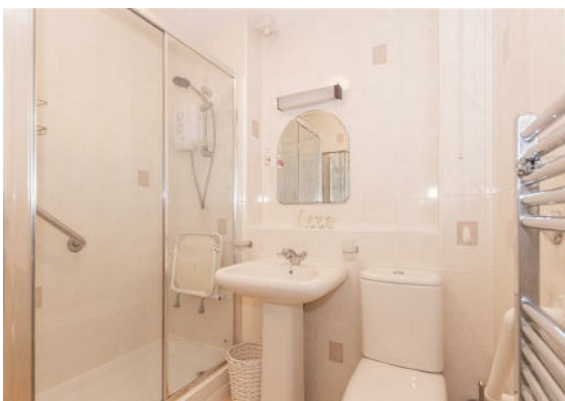
Lease Term Remaining: 63 years

Service Charge: £3,439.08

Ground Rent: Peppercorn

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.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 75 | 80 |
| (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 | |

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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.