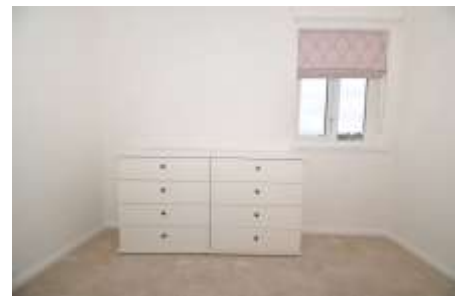


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Modern Shower Room & Modern Kitchen

Lifts To Each Floor

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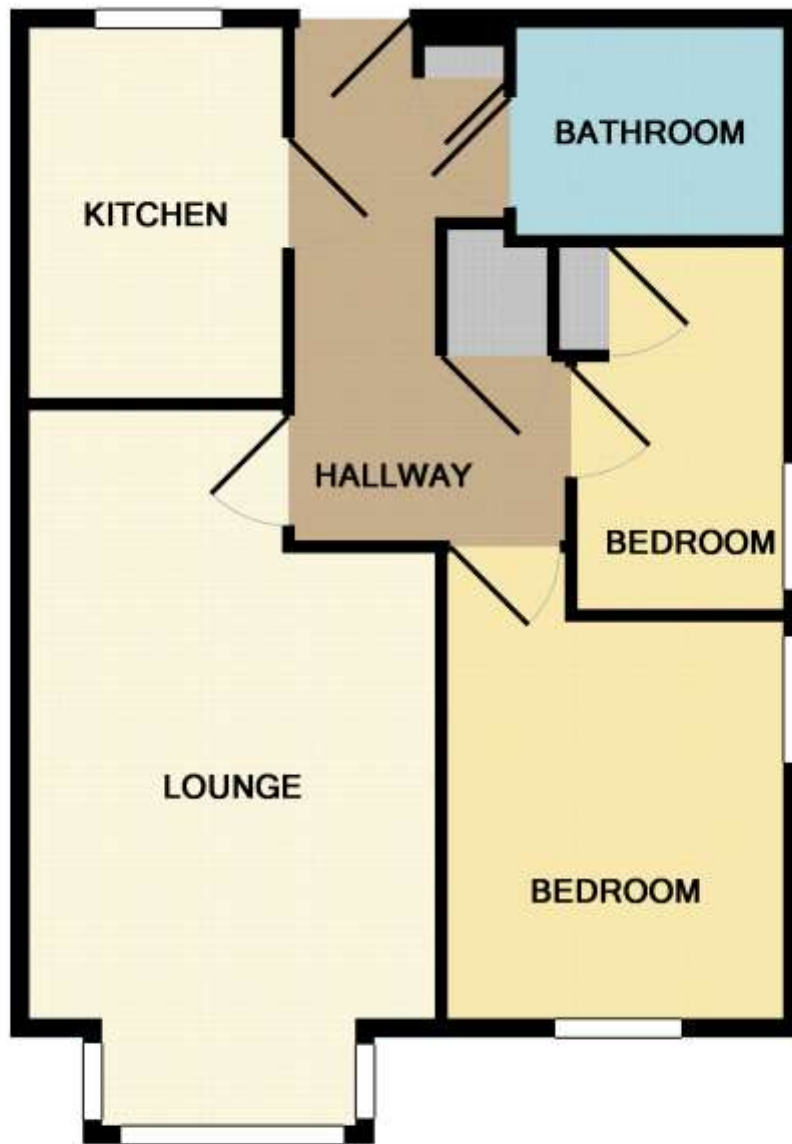
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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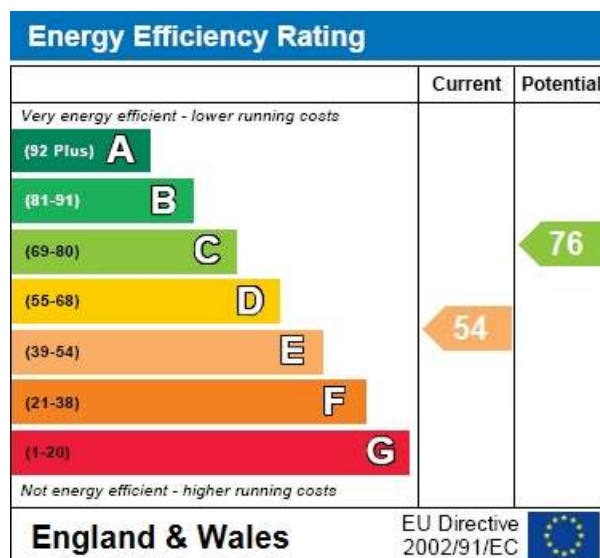
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Communal Entrance Hall	With lift or stairs to each floor. The flat is located on the 2nd floor.
Entrance Hall	Part glazed front door, electric meter cupboard, door security phone, storage heater, access to loft space, airing cupboard, textured ceiling emergency assistance call facility.
Lounge	18'10" (5.74m) Into Bay x 10'10" (3.3m) Storage heater, PVCu double glazed window, electric panel heater, emergency assistance pull cord, coved ceiling, views of the water from the lounge window.
Kitchen	9'10" (3m) x 6'9" (2.06m) Single drainer 1 ½ bowl stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring induction hob with extractor hood over, PVCu double glazed window, tiled splashbacks, Dimplex wall mounted fan heater, emergency assistance pull cord, space for fridge/freezer, tiled splashbacks.
Bedroom 1	10'4" (3.15m) x 9'3" (2.82m) Twin aspect room with 2 PVCu double glazed windows, electric panel heater, emergency assistance pull cord, views of water.
Bedroom 2	9'7" (2.92m) x 5'9" (1.75m) Storage cupboard, electric panel heater, PVCu double glazed window, views of water, emergency assistance pull cord.
Bathroom	Double sized shower cubicle with screen and Triton shower, vanity hand basin with cupboard under, low level W.C., tiled walls, Dimplex fan heater, emergency assistance pull cord, extractor fan, fitted drawer unit.
Communal Facilities	Residents communal lounge, laundry room, guest suite for rental from house manager, residents casual parking, communal garden and patio areas around the development.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.
Tenure	<p>Leasehold. Balance of year lease from . Current service charge from 1st April 2025 is £356.75 per month.</p> <p>There is a sinking fund contribution on the future sale of the property which is currently calculated as 1.2% of your purchase price x the number of years you own the property.</p> <p>These details are provided to the best of our ability from the information provided to us by the owner, but a buyer should check the figures once the official leasehold enquiries from the management company/freeholder are received by their legal advisor as they can be subject to change. This should be done before exchanging contracts to purchase the property.</p>
Council Tax	Band C.

Property Information

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>
For flood risk information visit: <https://www.gov.uk/check-long-term-flood-risk>



Full Energy Performance Certificate
available upon request

Appointment

Date:

Time:

Person Meeting:

Viewing Notes

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.