



A well-proportioned two-bedroom, one-bathroom flat offering an open-plan living room and kitchen layout that creates a practical and sociable living space. The kitchen comes fitted with integrated appliances, providing convenience and a clean, streamlined finish. The property includes a communal garden, ideal for outdoor seating and relaxing in a more secluded setting. Ideally situated, the flat benefits from excellent transport links, making commuting straightforward, and is within easy reach of a range of local amenities, including shops and essential services.

Interested? Please contact our sales team to find out more, or to book a viewing.



- Ground floor flat
- Communal gardens
- 2 Bedrooms
- Garage
- Modern kitchen with integrated appliances
- Lease in excess of 900 years





Council tax band B

Council- RBC

Additional information:

Parking

The property offers a communal car park for residents. Spaces are not allocated

Lease information.

Years remaining: 991

Service charge: £120.00 PCM

Ground rent: £10 a year

Ground rent review period: TBC

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – Electric

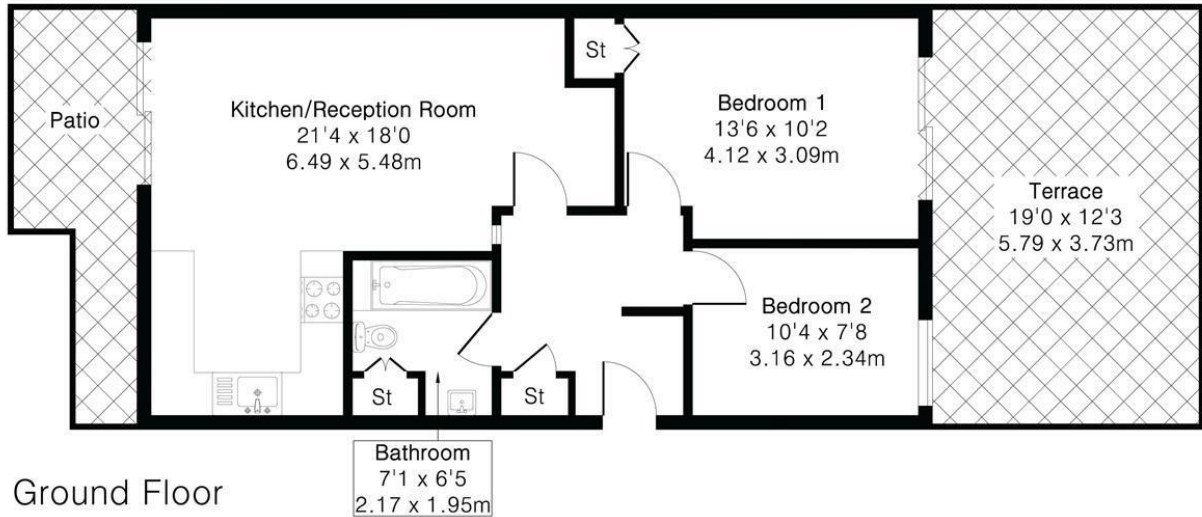
Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

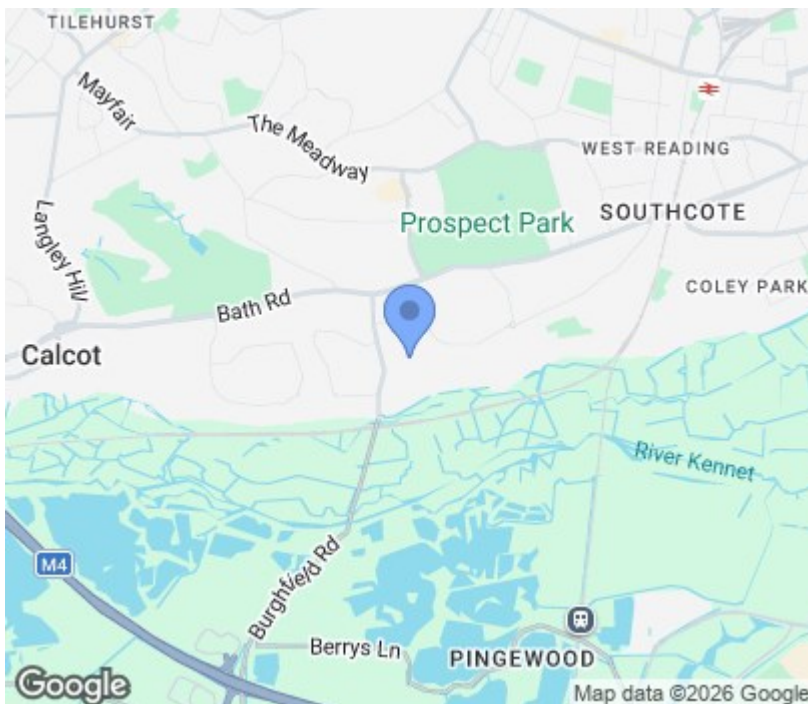
Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Approximate Gross Internal Area 643 sq ft - 60 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.