







#### Approach

Though solid entrance door into:

#### Reception Hall

Wall mounted entryphone system, wall mounted storage heater. Built-in Storage Cupboard which accommodates the hot water cylinder. Built-in Cloaks Cupboard. Doors to:

#### Open-plan Living/Dining/Kitchen

30'4" x 12'11" plus bay

The kitchen area has a range of matching base and eye level units with complementary worktops and tiled splashbacks, inset single drainer sink unit with mixer tap and rinse bowl. Integrated dishwasher, washer/dryer, fridge/freezer. Ceramic hob with extractor unit over, electric oven with microwave over. Wall mounted storage heater, wood effect floor, downlighters and a double glazed window. The living area had cornice to ceiling, matching flooring, wiring

for wall lights, two double glazed window to front aspect and off the dining area there double glazed double opening French doors with Juliet style balcony affording pleasant views towards the Racecourse.

#### Bedroom One

14'1" c 11'0"

Wall mounted electric panel heater, built in full height mirror fronted, sliding door wardrobes with adjacent drawer unit. Double glazed window to front aspect. Door to:





#### En-suite Shower

White suite comprising WC, pedestal wash hand basin, wide tiled shower cubicle with shower system, shaver point, tiled floor, chrome heated towel rail and downlighters.

#### Bedroom Two

10'9" x 10'4"

Having a built-in full height mirror fronted sliding door double wardrobe, with adjacent drawer unit, wall mounted electric panel heater and a double glazed window to front aspect.

#### Principle Bathroom

White suite comprising bath with shower system over and glazed door. Pedestal wash hand basin, WC, tiled floor, complementary tiled splashbacks, chrome electric heated towel rail and convector blower, downlighters and extractor fan.

#### Outside

There are two allocated parking spaces accessed through secure electric security gates.

#### Services

All Mains Services are understood to be connected, with the exception of Gas. NB We have not tested the

heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in this respect. Interested parties are invited to make their own enquiries.

#### Tenure

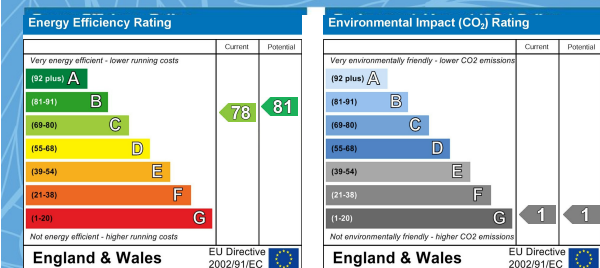
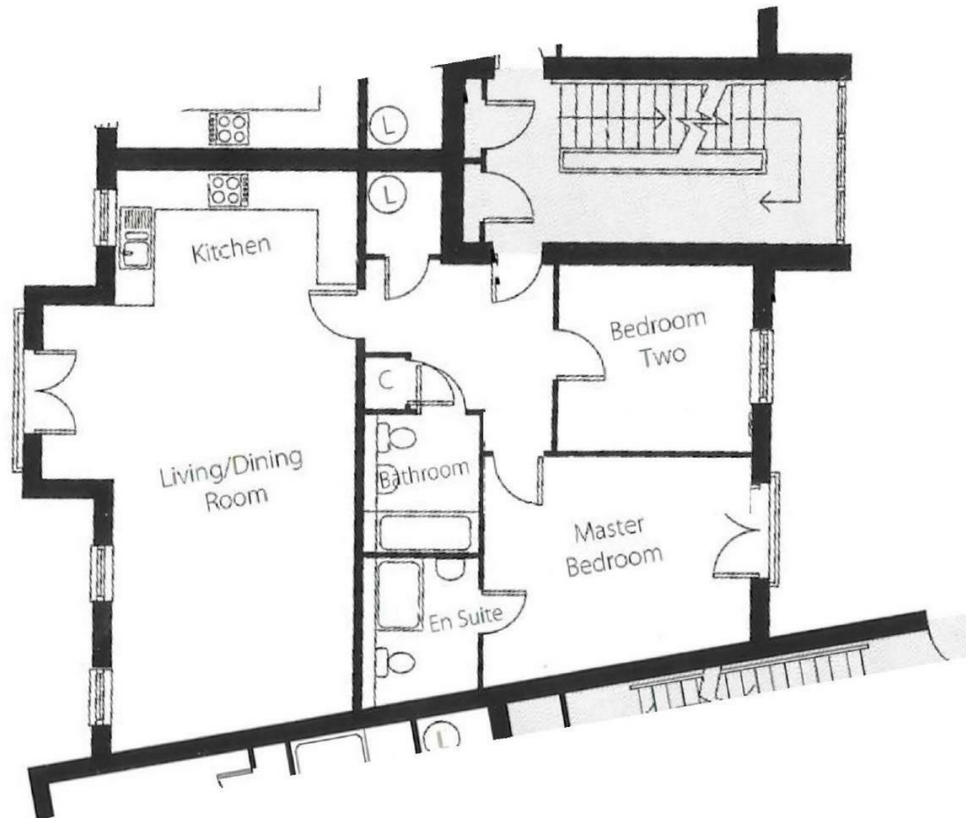
The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We have been informed that the property has a leasehold interest of 150 years dating from circa 2005, and is subject to an annual ground rent of £150 Per annum. There is a current service charge of circa £116.00 PCM. We would advise that this information be checked by your legal advisors.

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