Accommodation

Entrance

Entrance with composite entrance door opening onto open plan kitchen.

kitchen (Rear) *9' 0'' x 8' 7'' (2.74m x 2.61m)*
Well fitted with wall, floor and drawer units incorporating an integrated electric hob, electric oven, stainless steel single drainer sink unit. plumbed for an automatic washing machine, space for a fridge/freezer, wall mounted gas central heating boiler, ceramic tiling above worktops, upvc double glazed window, central heated radiator, under stair cupboard.

Inner Hallway
Inner hallway with two built in cupboards.

Living Room (Front) *14' 5'' x 10' 9'' (4.39m x 3.27m)*
Feature fireplace with an electric fire and decorative surround, south facing upvc double glazed windows and french doors opening onto the front garden, central heated radiator, TV point.

Bedroom 1 (Front) *12' 3'' x 9' 9'' (3.73m x 2.97m)*
Double central heated radiator, upvc double glazed window.

Bedroom 2 (Rear) *8' 9'' x 7' 7'' (2.66m x 2.31m)*
Double central heated radiator, upvc double glazed window.

Wet Room
Fitted with a chrome thermostatically controlled shower, pedestal wash hand basin, low level wc. vinyl panelling to walls around the suite, chrome heated towel rail, upvc double glazed window.

External
Low maintenance mainly gravelled south facing garden to the front with raised decked patio area. A car parking/garage space is located in a cul de sac to the rear.

Tenure
Leasehold. We are advised 44 years remain of a 99 year lease created in 1972 with a ground rent of £20.00 p.a. Clarification should be sought from your legal advisor before proceeding with a purchase.

Council Tax - A

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Lucas James Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Lucas James Estate Agents have any authority to make or give any representation or warranty whatever in relation to this property.

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Well Presented Ground Floor Flat

Two Bedrooms

Well Fitted Kitchen

Cash Buyers Only

44 Years Remain Of The Lease

EPC - To Confirmed

Of interest to cash buyers only this very well maintained ground floor flat occupies a pleasant position on the popular Highfields Estate therefore within easy access of an extensive range of local amenities. The accommodation briefly comprises an entrance door to the side opening onto a well fitted kitchen, a well proportioned living room with french doors opening onto a south facing garden to the front, two bedrooms and a well fitted wet room. The garden to the front has a decked patio area and is south facing and the property has an allocated garage/car parking space within a cul de sac to the rear. There is gas fired central heating via radiators, upvc double glazing and the flat offers a good standard of decoration and fittings generally throughout.







