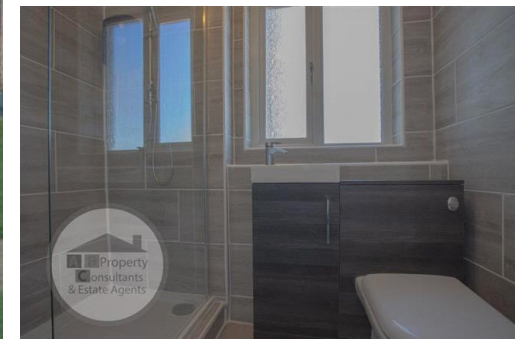




A Fully Refurbished 1 Bedroom First Floor Flat With New Modern Flooring And Décor Throughout, Smart Kitchen And New Bathroom, Viewing Advised.

Offers Over £65,000 Freehold | A Fully Refurbished 1 Bedroom First Floor Flat





Tenure: Freehold

- **Communal Area**
- **excellent storage**
- **Close to local amenities**

Entrance hall

Entrance hallway entered via PVC opaque double glazed door, modern laminate flooring, light décor, excellent size walk-in storage cupboard housing the property's water system, three coat hooks, best for storage could be used as study, light installed.

Hall

Hallway has further storage cupboard for linen.

Lounge/diner

Laminate flooring, light fresh décor, entered via new timber door, timber door leading to kitchen, space for dining table and chairs, large picture PVC double glazed window, wall mounted heater.

Kitchen

With a range of floor and wall mounted units, ample work surface area, ceramic hob, integrated oven, overhead extractor hood with glazed feature, stainless steel sink, side drainer, modern mixer tap, integrated fridge freezer, integrated washing machine, four drawers, PVC double glazed window, space for breakfasting table and chairs.

Master bedroom

With PVC double glazed window with open outlooks, light modern laminate flooring, light fresh décor, wall mounted heater, two good size wardrobe storage cupboards.

Bathroom

The family bathroom has a 3 piece suite comprising low flush WC with dual flush and concealed cistern, mounted wash hand basin with storage set underneath and chrome taps, walk-in shower cubicle with glazed screen with monsoon shower head and handheld mixer tap, opaque double glazed window, heated towel rail, ceramic floor and wall tiles.





Viewing by appointment only
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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.