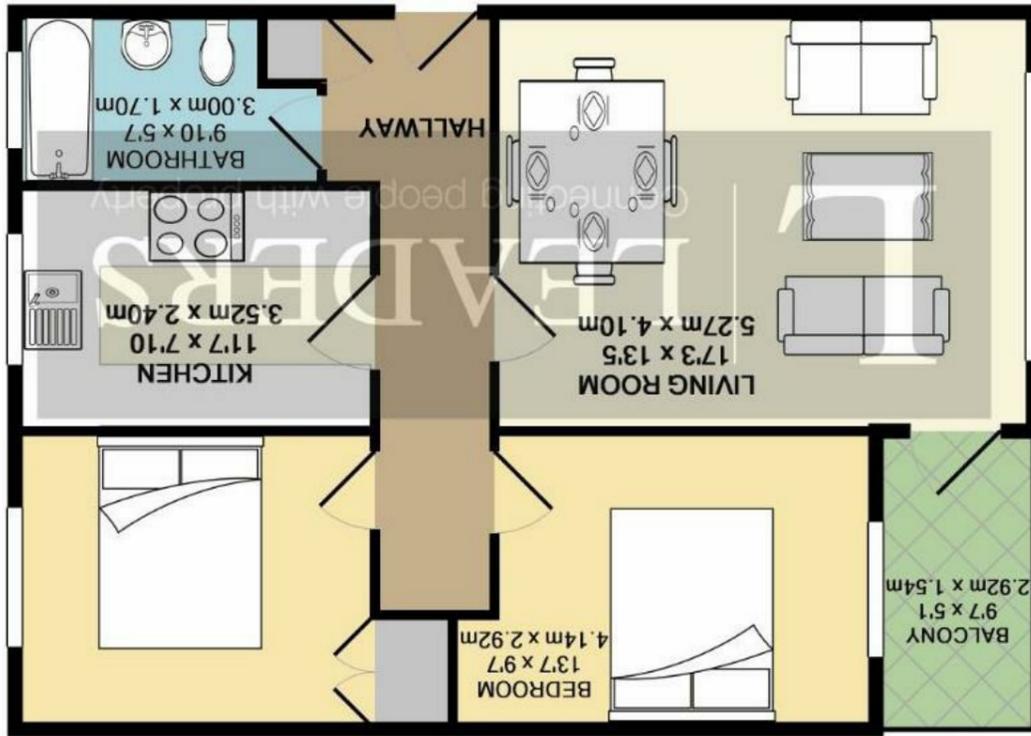


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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TOTAL APPROX. FLOOR AREA 704 SQ.FT. (65.4 SQ.M.)



Energy Efficiency Rating	
Current	Potential
72	77

England & Wales
 EU Directive 2002/91/EC
 Not energy efficient - higher running costs



- Share Of Freehold
- No Forward Chain
- Close To Westbourne
- Garage
- Balcony
- Quiet Location
- Two Double Bedrooms
- Large Living Room
- Gas Central Heating
- EPC Rating:

A two bedroom purpose built flat conveniently situated within a few minutes walk from the centre of Westbourne which provides an extensive range of local amenities including shops (M&S) cafes, restaurants and doctors surgery. The property offers light and spacious accommodation presented in good order throughout and has the benefit of gas central heating, Upvc double glazing, a balcony, garage and share of the freehold.

Approach

A communal front door opens into an entrance foyer with a lift and staircase to all floors.

Entrance Hall

Panel radiator, built in cloaks cupboard with fitted hanging rail and cupboard above, entry phone, built in airing cupboard housing hot water cylinder and slatted wooden shelving. A glazed door opens into the

Sitting/Dining Room

A nicely proportioned room with a feature stone fireplace providing a cosy focal point, two panel radiators, ample space for a dining table, Upvc double glazed window with matching glazed door opening onto

Balcony

A covered balcony with decorative wrought iron railing overlooks the communal gardens and provides an ideal space for outdoor seating.

Kitchen

Fitted with a good range of units comprising base and wall mounted drawers and cupboards with complimentary work surfaces having ceramic tiled splash backs, one and a half bowl sink unit with mixer tap, Zanussi stainless steel electric oven with four ring gas hob and extractor hood above, space and plumbing for an automatic washing machine, space for fridge freezer, central heating boiler, panel radiator, Upvc double glazed window with lovely outlook over surrounding woodland.



Master Bedroom

MASTER BEDROOM: A spacious double aspect room with Upvc double glazed windows to the front and side, panel radiator.

Bedroom Two

A light and spacious double bedroom, a Upvc double glazed window overlooks surrounding woodland, panel radiator, built in double wardrobe with fitted hanging rail and shelf above.

Bathroom

Fitted with a panel enclosed bath having mixer tap and shower attachment, WC, pedestal wash hand basin, part ceramic tiled walls, light and shaver point, panel radiator, small Upvc double glazed window.

Garage

A single garage with up and over door, power and light.

Property Information

Tenure: Share of freehold

Lease: TBC

Service Charge: £2,138 per annum

Ground Rent: Peppercorn

Leasehold

Ground rent and service charges may apply to this property.

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