

Accommodation

Ground Floor  
Stair up to second floor

Second Floor

Inner Hallway  
Wall mounted Entryphone, built in cupboard.

Living Room (front) 16' 2" x 10' 4" (4.92m x 3.15m)  
Wall mounted electric radiator, upvc double glazed window,  
TV point.

Kitchen (rear) 7' 9" x 7' 2" (2.36m x 2.18m)  
Fitted with wall and floor units, stainless steel sink and draining  
board, electric cooker, free standing washing machine,  
cupboard housing hot water tank, ceramic tiling above  
worktops, upvc double glazed windows.

Bedroom (rear) 10' 8" x 9' 11" (3.25m x 3.02m)  
Two double built in wardrobes, electric radiator, upvc double  
glazed window.

Shower Room/WC  
Fitted with a suite comprising a glazed shower cubical with  
electric shower, low level wc, pedestal wash hand basin,  
chrome heated towel rail, ceramic tiling to walls, tiled floor.

Council Tax Band - 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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Price: £545 Per Calendar Month



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Super First Floor Flat

Well Fitted Kitchen

Modern Electric Heating

One Double Bedroom

Shower Room/WC

Excellent Order Throughout



An immaculate first floor flat located in this well-maintained block and within easy access of a wide range of local amenities. The accommodation briefly comprises; a communal entrance hall with Entryphone, inner hallway, one double bedroom with built in wardrobes, a well fitted kitchen, pleasant living room and shower room/wc. There is electric heating through modern radiators, upvc double glazing and the property boasts a high standard of decoration and fitting throughout.

