

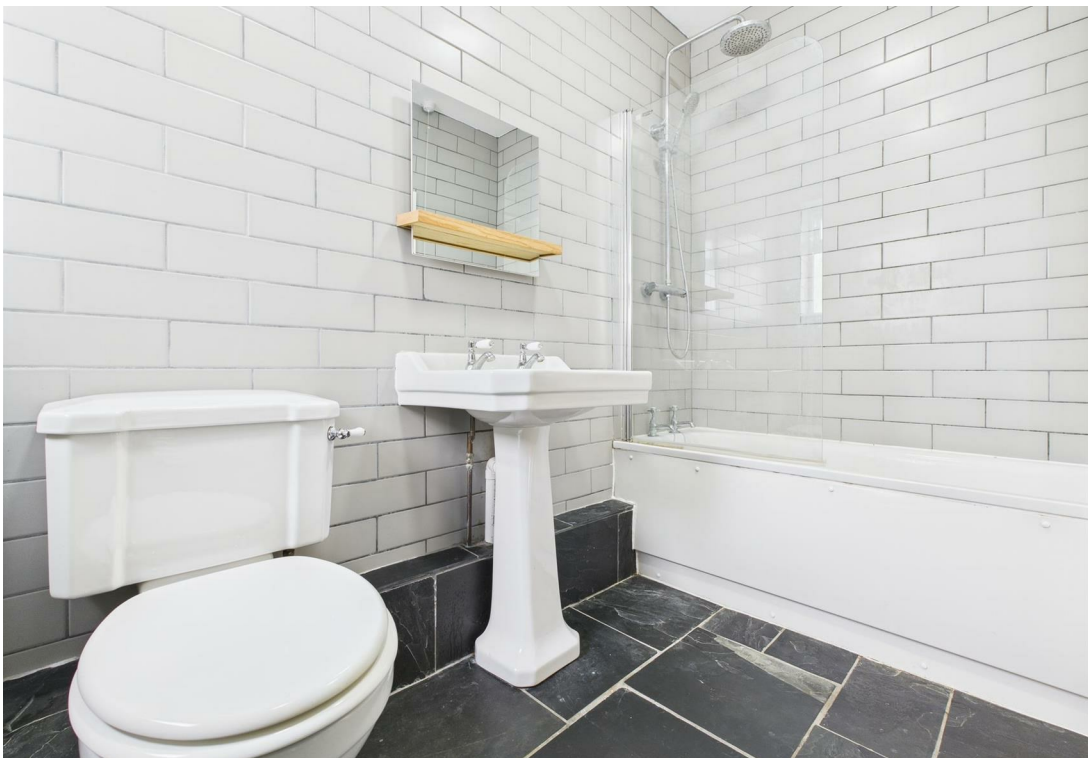


A one bedroom LOWER GROUND FLOOR PET FRIENDLY FLAT in a CONVERTED GRADE II LISTED BUILDING in SOUGHT AFTER BRUNSWICK TOWN. The accommodation comprises, SPACIOUS LOUNGE with RECESSED STORAGE ROOM, SEPARATE KITCHEN, BATHROOM, PATIO/GARDEN, SHARE OF FREEHOLD, GCH. EPC C.

- ONE BEDROOM
- PET FRIENDLY FLAT
- CONVERTED GRADE II LISTED BUILDING
- SOUGHT AFTER BRUNSWICK TOWN
- WEST ASPECT LOUNGE
- SEPARATE KITCHEN
- BATHROOM
- WALK IN STORAGE
- WEST ASPECT PATIO/GARDEN
- OWN STREET ENTRANCE







## **LOWER GROUND FLOOR**

### **ENTRANCE HALL**

Wooden flooring, cupboard, radiator.

### **BEDROOM**

Two East aspect sash windows, walk in store room, wooden flooring, radiator.

### **LOUNGE**

West aspect floor to ceiling windows, storage room with shelving, laminated wooden flooring, radiator, open doorway to:

### **KITCHEN**

Fitted with a range of eye level wall cupboards and base cupboard and drawer units, wooden worktops, stainless steel single bowl single drainer sink unit, electric oven with gas hob and stainless steel splashback, extractor hood, washing machine, dishwasher, fridge/freezer, laminated wooden flooring, South aspect sash window, glass pane door to PATIO/GARDEN, folding doors to:

### **BATHROOM**

Fitted with white suite comprising panelled bath with wall mounted shower and screen to side, pedestal wash hand basin, low level close coupled WC, cupboard housing boiler, tiled walls, tiled floor, extractor fan, chrome ladder style heated towel rail, frosted glass window.

### **PATIO**

West aspect.

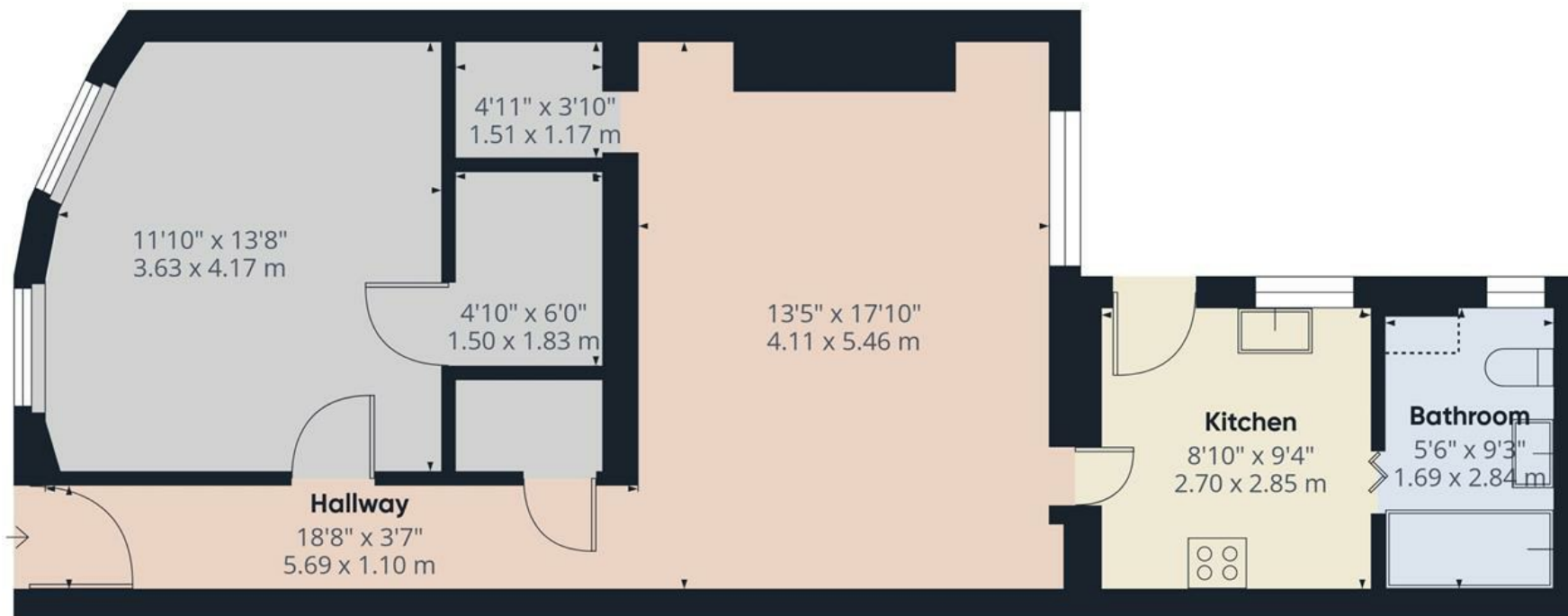
### **ADDITIONAL INFORMATION**

Lease - Share of freehold

Maintenance - To Be Confirmed

Ground Rent - N/A

Council Tax Band B - £1,910.06



**Approximate total area<sup>(1)</sup>**

662 ft<sup>2</sup>

61.5 m<sup>2</sup>

**Reduced headroom**

2 ft<sup>2</sup>

0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

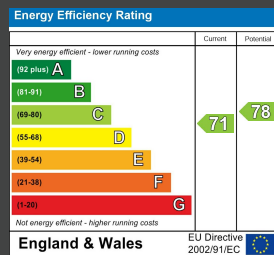
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## ENERGY PERFORMANCE CERTIFICATE (EPC)



## DISCLAIMER

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