





A BEAUTIFUL AND STYLISHLY PRESENTED two double bedroom flat in a CONVERTED GRADE II LISTED BUILDING in SOUGHT AFTER BRUNSWICK TOWN. The accommodation comprises WEST ASPECT LOUNGE/KITCHEN, FITTED KITCHEN WITH APPLIANCES, BATHROOM, FRONT AND REAR PATIOS, OWN STREET ENTRANCE, GAS CENTRAL HEATING, EPC

- BEAUTIFUL AND STYLISHLY PRESENTED
- PATIO GARDEN FLAT
- CONVERTED GRADE II LISTED BUILDING
- SOUGHT AFTER BRUNSWICK TOWN
- WEST ASPECT OPEN PLAN LOUNGE/KITCHEN
- MODERN FITTED KITCHEN WITH APPLIANCES
- TWO DOUBLE BEDROOMS
- BATHROOM
- OWN STREET ENTRANCE
- A MUST VIEW TO APPRECIATE PROPERTY





ENTRANCE LOBBY

Ceiling coving, cupboard with plumbed space for washing machine, electric RCD unit, laminated wooden flooring, door to:

OPEN PLAN LOUNGE/KITCHEN

Two West aspect sash windows with plantation style shutters, ceiling coving, feature open fireplace with exposed brickwork to chimney breast and tiled hearth, cupboard and shelving to recess's, laminated wooden flooring, radiator.

KITCHEN AREA

Stylish modern kitchen comprising a range of eye level wall cupboards with under lighting and base cupboard and drawer units, worktops with coloured glass splashbacks, inset one and a quarter ceramic sink with mixer tap, electric double oven, microwave, electric hob, dishwasher, fridge, recessed downlighting, laminated wooden flooring.

INNER HALL

Ceiling coving, recessed downlighting, storage cupboard, shelving to one wall, laminated wooden flooring.

BATHROOM

Modern white suite comprising panelled bath with wall mounted shower over, pedestal wash hand basin with mixer tap, low level close coupled WC, ceiling coving, fitted cupboard, tiled walls, tiled floor, extractor fan, chrome ladder style heated towel rail.

BEDROOM 1

Double glazed patio doors with plantation style shutters, ceiling coving, two fitted wardrobes with sliding doors, laminated wooden flooring, radiator.

BEDROOM 2

South aspect double glazed patio door, South aspect double glazed window, ceiling coving, fitted wardrobes to one wall with sliding doors, laminated wooden flooring, radiator.

EXTERNAL

FRONT PATIO

West aspect, storage cupboard.

REAR PATIO/GARDEN

East aspect, 'Astro Turf'

ADDITIONAL INFORMATION

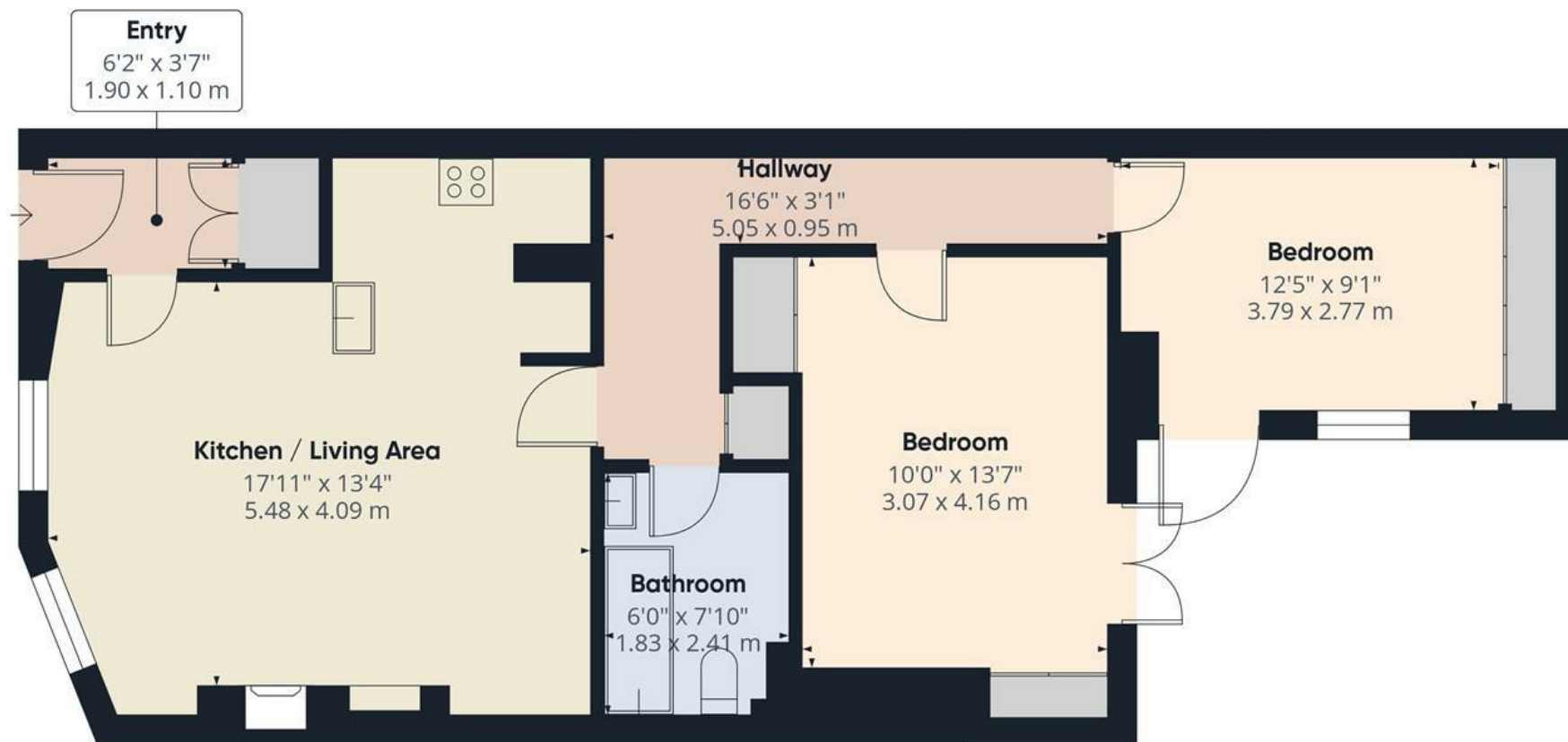
Lease - 89 years remaining - Lease to be extended - Right To Manage

Maintenance - £2,171.02

Ground Rent - Peppercorn

Council Tax Band B - £1,910.06





Approximate total area^m
733 ft²
68.1 m²

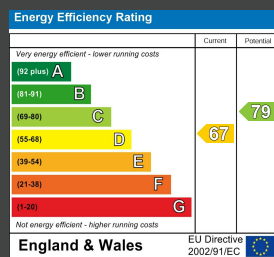
(1) Excluding balconies and terraces

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)



Council Tax Band: B

Maintenance: n/a

Lease Length: n/a

Ground Rent: n/a

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DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale. General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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