





A STYLISH AND BEAUTIFULLY presented TWO BEDROOM MAISONETTE in a CONVERTED PERIOD BUILDING on this SOUGHT AFTER STREET. The accommodation comprises SOUTH ASPECT LOUNGE, KITCHEN/BREAKFAST ROOM, BATHROOM, EN SUITE SHOWER, SMALL SOUTH ASPECT TERRACE, CAR PARKING SPACE, SHARE OF FREEHOLD, GCH, EPC D.

- VIRTUAL REALITY TOUR AND FLOORPLAN
- STYLISH AND BEAUTIFULLY PRESENTED
- TWO BEDROOM MAISONETTE
- SOUTH ASPECT LOUNGE
- SEPARATE KITCHEN/BREAKFAST ROOM
- BATHROOM + EN SUITE SHOWER ROOM
- SMALL SOUTH ASPECT TERRACE
- CAR PARKING SPACE
- SHARE OF FREEHOLD
- A MUST VIEW PROPERTY





GROUND FLOOR

LOUNGE

14'7" x 13'1"

South aspect double glazed patio door to small SUN TERRACE, picture rail, exposed floorboards, radiator, staircase with painted brickwork to lower ground floor.

BEDROOM 1

17'0" x 12'11"

Four double glazed windows to bay, ceiling coving and rose, picture rail, exposed floorboards, radiator.

KITCHEN/BREAKFAST ROOM

14'3" x 7'10"

Fitted with a range of eye level wall cupboards and base cupboard and drawer units, worktops with tiled surround, stainless steel single bowl single drainer sink unit with mixer tap, electric oven, gas hob with stainless steel extractor hood, over, washing machine, space for appliance, wall mounted combination boiler, wooden flooring, hatch to cellar (measuring approximately 2 meters x 2 meters), two West aspect windows stripped wood door to:

BEDROOM 2

9'6" x 8'2"

West aspect frosted glass window, radiator, bi fold door to:

WET ROOM

Wall mounted shower, wash hand basin with mixer tap, low level close coupled WC recessed downlighting, extractor, tiled walls, tiled floor.

LOBBY

Frosted double glazed door to CAR PARKING SPACE.

LOWER GROUND FLOOR

LOBBY

Old school safe.

BATH/SHOWER ROOM

6'11" x 6'2"

Fitted with white suite comprising corner bath with centralised mixer tap, tiled shower cubicle, tiled worktop with circular ceramic sink with mixer tap, cupboards under and fitted mirror over, low level close coupled WC, recessed downlighting, extractor fan, tiled walls, two feature glass block wall sections.

EXTERNAL

SMALL TERRACE

South aspect.

CAR PARKING SPACE

Located to the rear of the building, accessed from Connaught Road.

ADDITIONAL INFORMATION

Lease - Share of Freehold

Maintenance - AdHoc - 50% of outgoings

Ground Rent - £0

Council Tax Band B - £1,910.06



Ground Floor



Floor 1

Aproximate Total Area

80 square meters

861 square feet

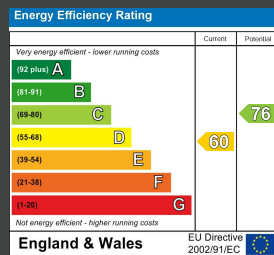
(1) Excluding balconies and terraces

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)



DISCLAIMER

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