

**FOR SALE**



## **49 Alexandra House**

**1 Bedroom, 1 Bathroom, Apartment**

**Asking Price Of £100,000**



- One Bedroom Apartment
- First Floor
- Lounge/Kitchen
- Bedroom
- Bathroom
- Close to amenities
- Convenient Location.

**LIVING ROOM/KITCHEN** 24' 6" x 12' 3" (7.47m x 3.73m) A generous living space with open plan kitchen offering a range of wall and base units finished in light oak effect and contrasting worksurface over. Built in appliances complete the kitchen and include an integral fridge/freezer, single undercounter oven with electric hob and canopy hood extractor with additional space and plumbing for a washing machine. Two windows face the side aspect

**BEDROOM ONE** 12' 1" x 10' 5" (3.68m x 3.18m) The bedroom offers views to the side aspect and benefits from a built-in wardrobe with full height mirror front sliding doors providing convenient hang space and additional storage.

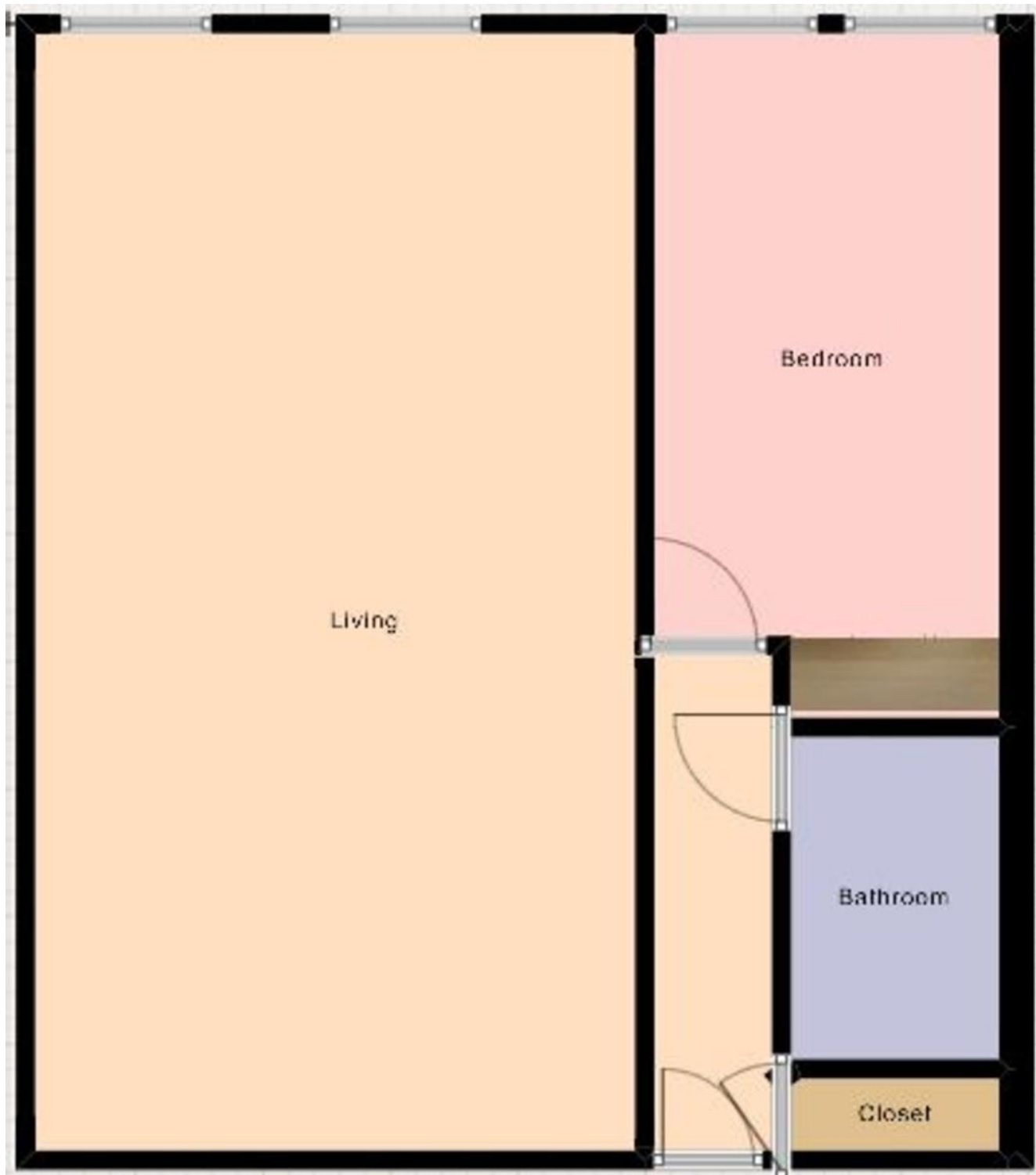
**BATHROOM** 8' 3" x 6' 6" (2.51m x 1.98m) The bathroom offers a three piece suite in brief comprises; Side panel bath with glass shower screen and wall mounted shower over, low level wc and pedestal wash hand basin. Complimented with tiling to splash prone areas with opaque window and extractor fan.

**LEASE INFORMATION** Service Charge - £2,049.82  
 Ground Rent - £234.38  
 Lease - 108 year remaining

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	85   B	86   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		







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