

FOR SALE



Cornwood House, Dickens Heath

1 Bedroom, 1 Bathroom, Apartment

£155,000



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- Canal Side Apartment
- Spectacular Views From Two Juliette Balconies
- Lift Access
- Open Plan Lounge/Kitchen with Integrated Appliances



OVERVIEW Fourth floor canal side apartment with lift access having spectacular open views being sold with No Upward Chain. With the benefit of an allocated parking space the apartment includes open plan lounge/kitchen with integrated appliances, double bedroom both with Juliette balconies and modern bathroom.

COMMUNAL ENTRANCE HALLWAY having security entry system, access to communal central courtyard area and both lift and stairs to the upper floors.

FOURTH FLOOR

APARTMENT 92

HALL having hardwood entrance with spyhole inset, wall mounted entry phone system Airing/Storage Cupboard off and doors to:

OPEN PLAN LOUNGE/KITCHEN AREA 18' 0" x 15' 8" (5.51m x 4.80m) being fitted with a matching range of base and wall units with roll edge work surfaces inset with single drainer sink unit, built in four ring electric hob unit with oven under and extractor hood over, and integrated washing machine, dishwasher and fridge freezer. There are two electric panel heaters, wood effect laminate flooring and double glazed doors to Juliette balcony.

DOUBLE BEDROOM 9' 2" x 9' 1" (2.80m x 2.79m) having a range of fitted wardrobes, electric panel heater and double glazed doors to Juliette balcony.

MODERN BATHROOM 7' 7" x 5' 6" (2.32m x 1.68m) having part tiled walls and tiled flooring and fitted with panelled bath having electric shower unit over, pedestal wash hand basin, low level w.c.,



ALLOCATED PARKING The apartment has the benefit of an allocated parking space.

TENURE We are advised by the vendor that the property is **LEASEHOLD** having approximately 109 years unexpired with annual service charge of £1600 and ground rent of £100 (subject to verification by your solicitor).





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	85
(55-68) D		



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