gmt&co
G M Thomson & Co
CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

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Hanover Street,
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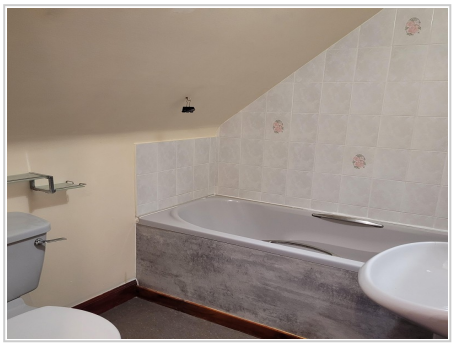
£350 Monthly *



- Town centre location
- Partially furnished
- Ideal starter flat

Ref: PRA10943

Viewing Instructions: Strictly By Appointment Only

General Description

A ideal flat for a single occupant wishing to live independently, the property is located on the second floor and is partially furnished.

Accommodation

Living Room (11' 4" x 11' 3") or (3.45m x 3.44m)

A cosy room with a velux window and double glazed window allowing the room to be filled with natural light, pendand light fitting, radiator and carpeted. The room benefits from a large sofa, coffee table and stools, desk and chair.

Kitchen (11' 2" x 5' 4") or (3.40m x 1.63m)

A functional kitchen with velux window, spot lights, extractor fan, a good range of wall and base units, radiator, gas hob with electric oven. The kitchen also benefits from an under counter fridge and freezer, kettle, toaster and tiled flooring.

Bathroom (6' 2" x 5' 2") or (1.87m x 1.58m)

A good sized bathroom with pendant lighting, extractor fan, radiator, bath with electric shower over, Wash hand basin, WC and lino flooring.

Bedroom 1 (11' 5" x 10' 11") or (3.48m x 3.33m)

A spacious bedroom with a velux window and a double glazed window, pendant lighting, radiator and carpet. The room benefits from a double bed, mattress, sets of drawers for storage, bedside tables and curtains.

Storage

The flat has three large cupboards in the hall, one with a washing machine plumbed in to save space in the kitchen.

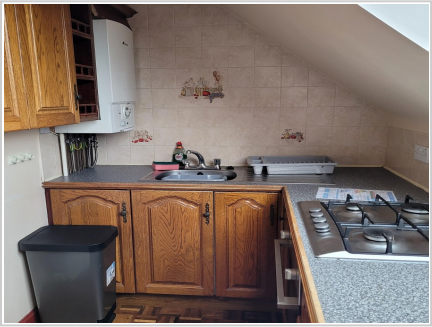
Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:53

Council Tax

Band A



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.