



SECOND FLOOR
486 sq.ft. (45.1 sq.m.) approx.





Entrance

Door with security entry phone system leading through to the Communal Entrance Hall, stairs leading through to the second floor, door to Entrance Hall.

Entrance Hall

Access to all principle rooms, ceiling light point, radiator, door to a good sized storage cupboard with hanging rail.

Living Room

6.40m x 3.12m (21' 0" x 10' 3") Max. Spacious room, side and front aspect double glazed windows, power points, TV point, recessed area, radiator.

Kitchen

2.86m x 2.00m (9' 5" x 6' 7") A good range of matching wall mounted and base units with work surfaces over, stainless steel sink unit with mixer tap, inset four ring gas burner hob, integrated oven beneath, concealed extractor hood over, part tiled walls, power points, space for washing machine, space for up right fridge freezer, side aspect double glazed window offering a pleasant aspect.

Bedroom

5.29m x 2.40m (17' 4" x 7' 10") Max. Steps leading down from the Hallway, spacious double room, rear aspect double glazed window, radiator, power points, fitted double wardrobe, ceiling light point, wall light point.

Bathroom

2.08m x 1.59m (6' 10" x 5' 3") Modern Bathroom, panelled bath with mixer tap and shower attachment, tiled surround, close coupled WC, pedestal wash hand basin with pillar taps, ceiling light point, extractor, coved ceiling, tiled floor, heated towel rail.

Outside

There is one allocated parking space conveyed with this apartment.

Eden Roc is set on very pleasant communal grounds.



PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any item shown will be included in the property.

