01202 143611

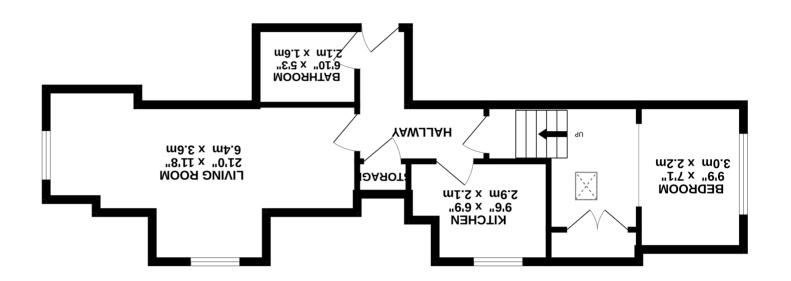
# EAEBLL HOWES

TOTAL FLOOR AREA: 48b sq.ft. (1.3p. 1.3d.) approx.

Minist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, comer and my other lense are approximate and no responsibility is taken for any enror, ornstance in this plan is for illustrative purposes only and should be used as such by any onsective purchaser. The services, systems and appliances alwown have not been tested and no guarantee as to their operability or effectively can be given.

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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

 $\label{thm:constraints} Access to all principle rooms, ceiling light point, radiator, door to a good sized storage cupboard with hanging rail.$ 

### 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

 $5.29 \mathrm{m} \times 2.40 \mathrm{m}$  (17' 4"  $\times$  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

 $2.08 \text{m x } 1.59 \text{m } (6'\ 10''\ \text{x } 5'\ 3'')$  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 Rocis set on very pleasant communal grounds.









