

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Entrance

Via security entry phone system, stairs leading to the first floor, door to Entrance Hall.

### Entrance Hall

Access to all principle rooms, smooth plastered ceiling, inset to ceiling spot lights, radiator, telephone point, power points. door to a storage cupboard with slatted shelving housing a hot water cylinder, double doors to a further large storage cupboard housing the consumer unit.

### Living/Kitchen/Dining

6.27m x 6.33m (20' 7" x 20' 9") Max. A good sized room overlooking the River Stour, smooth plastered ceiling, inset to ceiling spot lights, power points, three wall light fittings, two radiators, TV point, telephone point.

Kitchen: A comprehensive range of matching wall mounted and base units with work surfaces over, stainless steel sink unit with mixer tap, integrated fridge freezer, gas burner hob with extractor hood over, integrated oven, integrated washing machine, integrated full width dishwasher.

### Bedroom One

5.99m x 3.59m (19' 8" x 11' 9") Max. Spacious double room, smooth plastered ceiling, ceiling light point, power points, TV point, telephone point, double glazed window, radiator, double doors to a storage cupboard housing a wall mounted boiler serving domestic hot water and central heating systems, further double doors to an additional storage cupboard with a hanging rail.

### En-Suite

Corner tiled shower cubicle with thermostatic shower unit, close coupled WC, radiator, pedestal wash hand basin with mixer tap, tiled splash back, smooth plastered ceiling, inset to ceiling spot lights, frosted double glazed window, shaver point.

### Bedroom Two

4.31m x 2.63m (14' 2" x 8' 8") Spacious room, smooth plastered ceiling, ceiling light point, double glazed window, radiator, power points.

### Bathroom

White suite comprising of a panelled bath with mixer tap and tiled surround, close coupled WC, pedestal wash hand basin with mixer tap, tiled splash back, fitted vanity unit over, radiator, smooth plastered ceiling, inset to ceiling spot lights, shaver point.

### Parking

There is one allocated parking space conveyed with this apartment.

### Additional Information

Tenure - Leasehold

Lease Term - 125 Years From January 2012.

Service Charge - £1,498.46 per annum

Ground Rent - £250.00 per annum

EPC Rating - Ordered. To be confirmed.

Council Tax Band - D

Please note the photos provided were taken prior to a tenancy commencing.



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 items shown will be included in the property.

