

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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.  
Made with Hectograph 12/2023



GROUND FLOOR  
1032 sq.ft. (95.9 sq.m.) approx.







**Introduction**

Everett Homes are delighted to offer for sale this luxurious and extremely spacious Edwardian two bedroom garden apartment benefiting from being fully refurbished throughout to a very high standard.

Set within this large and imposing Edwardian villa the current Vendors have done an impressive job lovingly restoring this home to its former glory whilst maintaining almost all of its original features.

**Entrance**

Side door giving access through to the Impressive Restored Original Entrance Porch.

**Entrance Porch**

2.72m x 1.86m (8' 11" x 6' 1") Original tiled floor, triple aspect windows, vaulted ceiling, double doors leading through to the Entrance Hall.

**Entrance Hall**

7.81m x 1.79m (25' 7" x 5' 10") A very grand Entrance Hall with high ceilings, original coving, two center roses, period radiator, engineered oak flooring, access to all principle rooms, power points.

**Living Room/Kitchen**

5.84m x 4.85m (19' 2" x 15' 11") Side aspect bay window with sash windows, large front aspect sash window, two period radiators, engineered oak flooring, power points, fireplace with surround and raised hearth (open fire - not in use). feature high ceiling, coving, centre rose.

Kitchen Area: A newly fitted Kitchen and appliances comprising of a comprehensive range of matching wall mounted and base units with composite work surfaces of a marble effect over, countersunk sink unit with mixer tap, brass effect handles, inset hob, built in oven beneath, concealed extractor hood over with glass backdrop, power points, integrated dishwasher, integrated washing machine, integrated fridge freezer.



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.



**Bedroom One**

5.97m x 4.53m (19' 7" x 14' 10") Front aspect bay window with sash windows, power points, feature high ceilings, coved ceiling, centre rose, cupboard housing a wall mounted combination boiler serving domestic hot water and central heating systems, period radiator.

**Bedroom Two**

5.27m x 4.59m (17' 3" x 15' 1") Side aspect bay window with sash windows, feature high ceilings, coving, centre rose, power points, period radiator, feature fireplace with surround.

**Bathroom**

2.38m x 1.63m (7' 10" x 5' 4") Newly fitted luxury Bathroom in a period style comprising of a bath with clawed feet, shower with oversized shower head, period style wash hand basin with pillar taps, radiator with period style towel rail, high flush WC, part tiled walls, smooth plastered ceiling, extractor, tiled floor.

**Garden**

There is a generous front Garden allocated with this apartment which will be laid to lawn with box hedging.

**Outside**

There is one allocated parking space conveyed with this apartment.