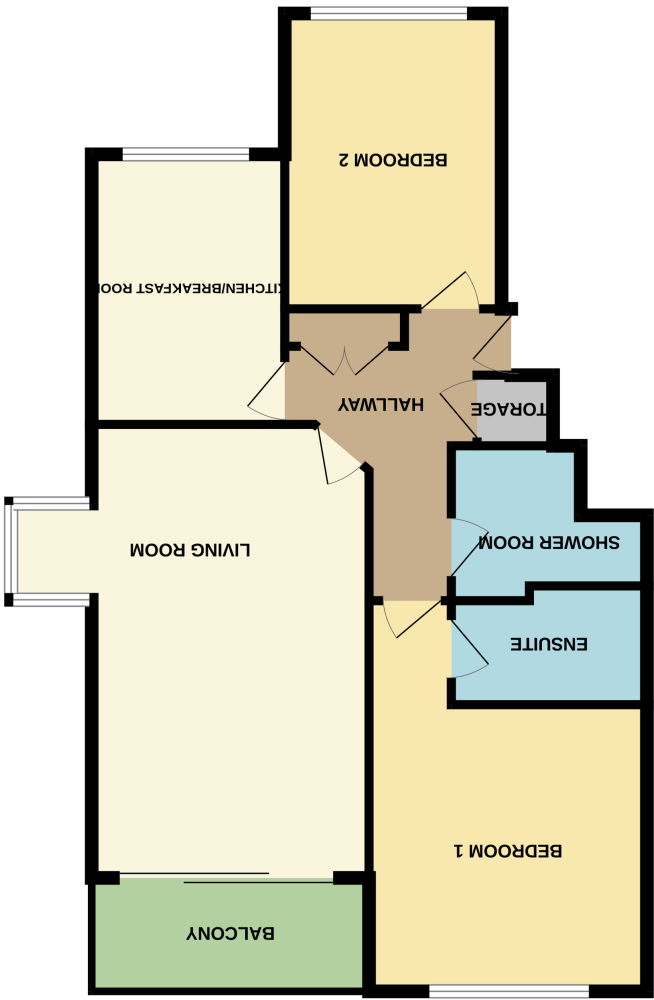


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 Metropix 2023



GROUND FLOOR
798 sq.ft. (74.2 sq.m.) approx.





Entrance

Security entry phone system leading through to the Communal Entrance Hall, further door to Entrance Hall.

Entrance Hall

Spacious Entrance Hall, access to all principle rooms, coved and smooth plastered ceiling, ceiling light point, radiator, double doors to a storage cupboard, power points, further door to a storage cupboard with slatted shelving housing the wall mounted consumer unit.

Living/Dining Room

5.95m x 3.65m (19' 6" x 12' 0") Spacious room, coved and smooth plastered ceiling, centre rose, two wall light points, power points, TV point, radiator, side aspect double glazed bay window, rear aspect sliding double glazed patio doors giving access through to the Balcony.

Balcony

Enclosed by glass balustrade, offering fantastic distant sea views towards Brownsea Island and beyond, tiled floor, this is a real feature of the property.

Kitchen/Breakfast Room

3.55m x 2.54m (11' 8" x 8' 4") A comprehensive range of matching wall mounted and base units with work surfaces over, inset four ring gas burner hob with built in oven beneath, concealed extractor hood, integrated washing machine, cupboard housing a wall mounted boiler serving domestic hot water and central heating systems, front aspect double glazed window, sink unit with mixer tap, integrated fridge freezer, integrated dishwasher, part tiled walls, power points, tiled floor, radiator, coved and smooth plastered ceiling, inset to ceiling spot lights.



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.



Bedroom One

3.72m (Widening to door recess) x 3.65m (12' 2" x 12' 0") Rear aspect double glazed window offering pleasant sea views, radiator, power points, TV point, fitted bedroom furniture to one wall, coved ceiling, smooth plastered ceiling, ceiling light point, door to En-Suite.

En-Suite

2.51m x 1.58m (8' 3" x 5' 2") Pedestal wash hand basin with mixer tap, close coupled WC, corner tiled shower cubicle with thermostatic shower unit, tiled floor, radiator, part tiled walls, shaver point, coved ceiling, two ceiling light points, extractor.

Bedroom Two

3.87m x 2.84m (12' 8" x 9' 4") Spacious second Bedroom, front aspect double glazed window, radiator, coved ceiling, ceiling light point, power points.

Bathroom

2.45m x 1.54m (8' 0" x 5' 1") Panelled bath with mixer tap and shower attachment, tiled surround, close coupled WC, radiator, pedestal wash hand basin with mixer tap, tiled floor, part tiled walls, coved ceiling, two ceiling light points, extractor.

Outside

Ribbonwood Heights is set on extremely well tended communal grounds. There is visitors parking available.

Garage

There is one allocated Garage conveyed with this apartment with an up and over door.

Material Information

Tenure: Leasehold

Lease: 164 years remaining (approx)

Annual Maintenance: £1203.92 paid twice yearly (£2407.84) per annum

EPC Rating: Ordered. To be confirmed.