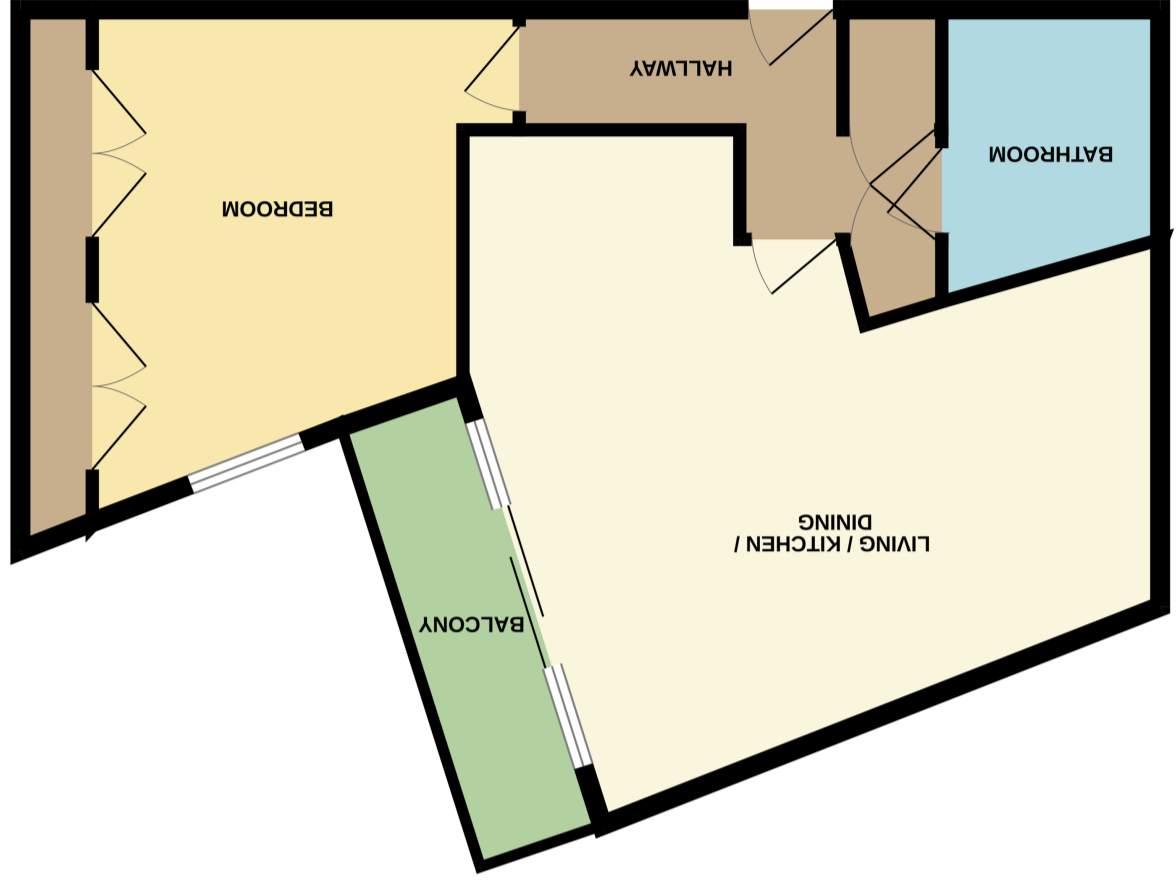


TOTAL FLOOR AREA : 591 sq.ft. (54.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items the appearance and no responsibility is taken for any omission or mis-statement. This plan is for illustrative 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 efficacy can be given.
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4TH FLOOR
 591 sq.ft. (54.9 sq.m.) approx.

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92+)	82
B (81-91)	82
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	





Entrance

Door with security entry phone system leading through to the Communal Entrance Hall, stairs or lift leading through to the fourth floor.

Entrance Hall

Smooth plastered ceiling, two ceiling light points, access to all principle rooms, power points, wood effect laminate flooring, door to a storage cupboard with hanging space and shelving over, further door to a storage cupboard housing a wall mounted consumer unit.

Living/Dining/Kitchen

7.11m x 4.95m (23' 4" x 16' 3") Max.

Kitchen Area: A good range of matching wall mounted and base units with work surfaces over, power points, space for washing machine, stainless steel sink unit with mixer tap, inset four ring gas burner hob with stainless steel extractor hood over, integrated oven, integrated microwave, integrated full width dishwasher, space for up right fridge freezer, continuation of wood effect laminate flooring, open plan through to the Living/Dining Area.

Living Area: Provision for wall mounted TV, radiator, smooth plastered ceiling, two ceiling light point, power points, TV point, open plan through to the Dining Area/Study: Further ceiling light point, continuation of wood effect laminate flooring, sealed unit sliding patio doors giving access through to the Balcony.

Balcony

Stainless steel glass balustrade, pleasant aspect.

Bedroom

3.93m x 3.73m (12' 11" x 12' 3") Max. Spacious double bedroom, twin fitted wardrobes with one incorporating a wall mounted "Worcester" boiler serving domestic hot water & central heating systems, wood effect laminate flooring, power points, smooth plastered ceiling, ceiling light point, sealed unit double glazed window, radiator.

Bathroom

2.39m x 1.81m (7' 10" x 5' 11") Max. Paneled bath with mixer tap and shower attachment, tiled surround, close coupled WC, wash hand basin with mixer tap, cupboards beneath, chrome heated towel rail, extractor, inset to ceiling spot lights.

Outside

There is one allocated parking space conveyed with this apartment.

Material Information

Tenure: Leasehold

Lease Length: 125 years from 2004

Ground Rent: £225.00 per annum

Service Charge: Approximately £2278.12 per annum

Parking: Allotated Off Road Parking

Utilities: Mains Electricity/Mains Gas/Mains Water

Drainage: Mains Drainage

Broadband: Refer to ofcom website

Mobile Signal: Refer to ofcom website

Flood Risk: Surface Water - very low. Rivers and the sea - Very Low. For further information refer to gov.uk. - Check long term flood risk.

Council Tax Band: C

EPC Rating: B (82)



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.

