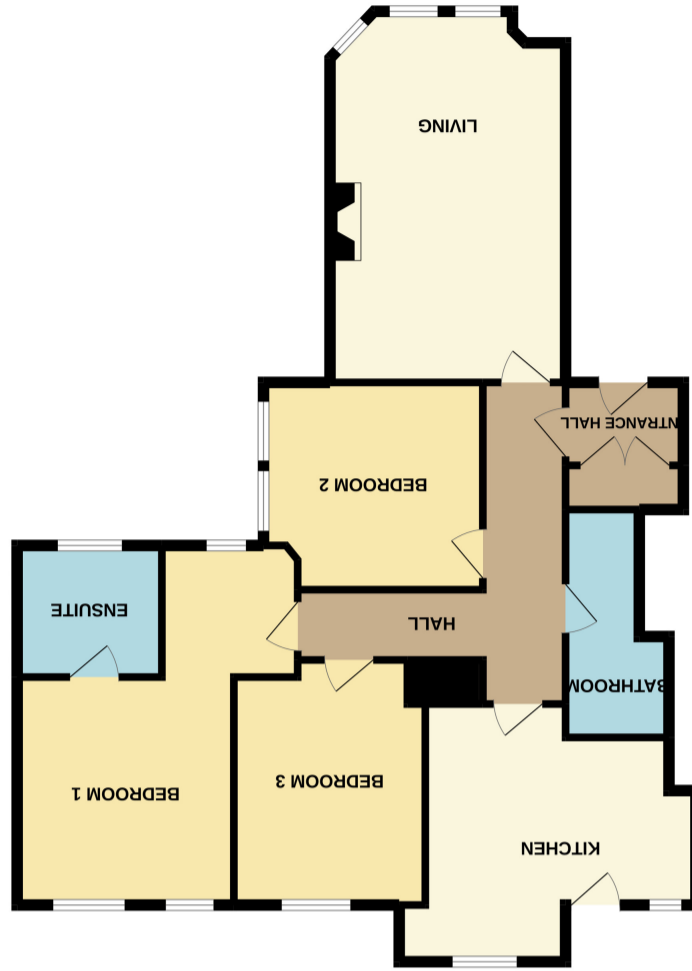
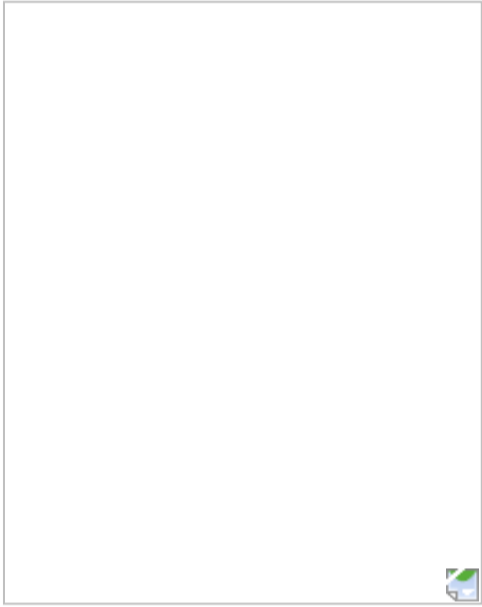


What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given. Made with Metropix 5/2022



GROUND FLOOR  
1027 sq. ft. (95.5 sq.m.) approx.





### Entrance

Door leading through to Entrance Hall with security Entryphone system, further door leading through to the Entrance Hall.

### Entrance Hall

Feature high ceilings, two ceiling light points, double doors to a storage cupboard with hanging space and shelving over, further door to a cupboard housing a wall mounted consumer unit, wood effect laminate flooring, access to all principle rooms.

### Living Room

5.79m x 3.67m (19' 0" x 12' 0") Max into bay. Grand Living Room with feature high ceilings, feature coving, smooth plastered ceiling, ceiling rose, picture rail, triple front aspect sash windows, two radiators, original stone fireplace.

### Kitchen

4.65m x 4.03m (15' 3" x 13' 3") Max. A comprehensive range of matching wall mounted and base units with stone work surfaces over, inset four ring gas burner hob with stainless steel extractor hood over, integrated oven, integrated microwave oven, integrated fridge freezer, integrated full width dishwasher, integrated washing machine, part tiled walls, power points, rear aspect double glazed sash window, continuation of wood effect laminate flooring, two ceiling light points, further rear aspect double glazed sash window, radiator, rear aspect double glazed door giving access through to the Rear Garden, space for dining table.

### Bedroom One

5.31m x 3.40m (17' 5" x 11' 2") Max. Vaulted ceiling, ceiling light point, double glazed Velux window, two rear aspect double glazed sash windows, radiator, power points, door to En-Suite.

### En-Suite

2.33m x 1.61m (7' 8" x 5' 3") Close coupled WC, pedestal wash hand basin with pillar taps, walk in tiled shower cubicle with oversized shower head, frosted double glazed sash windows, ceiling light point, chrome heated towel rail.

### Bedroom Two

3.44m x 3.23m (11' 3" x 10' 7") Smooth plastered ceiling, spacious double room, two large side aspect double glazed sash windows, radiator, power points.

### Bedroom Three

3.67m x 2.97m (12' 0" x 9' 9") Rear aspect double glazed sash window, radiator, smooth plastered ceiling, ceiling light point, tone fitted double wardrobes providing ample hanging space and shelving for storage, fitted cupboard with shelving, power points.

### Bathroom

3.54m x 1.14m (11' 7" x 3' 9") Pedestal wash hand basin with pillar taps, close coupled WC, bath with tiled surround and mixer tap, extractor, walk in oversized tiled shower cubicle with wall mounted shower unit and oversized shower head with additional shower unit, wood effect laminate flooring, heated towel rail.

### Garden

Large Rear Garden, L-shaped section of paving, the remainder is laid to lawn, enclosed by paneled fencing.

### Parking

There are two allocated parking spaces conveyed with this apartment.

### Additional Information

Tenure - Leasehold

Length Of Lease - 125 Years from January 1st 2019

Service Charge - £1,643.08 Per Annum.

Ground Rent - £300 Per Annum

EPC Rating - D (59)

Council Tax Band - D

**Agents Note \*Photos taken pre-tenancy\***



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.

