



Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs	
	G (1-20)
	F (21-38)
	E (39-54)
	D (55-68)
	C (69-80)
	B (81-91)
	A (92-100)
Very energy efficient - lower running costs	
87	83







### Entrance

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

### Entrance Hall

L-shaped, smooth plastered ceiling, intercom system, inset to ceiling spot lights, wall mounted electric heater, power points, door to a storage cupboard housing wall mounted consumer unit, wood effect laminate flooring, access to all principle rooms.

### Living/Kitchen

07.02m x 3.36m (23' 0" x 11' 0") Max.

#### Kitchen Area

Glazed door through to open plan Living/Kitchen Area. Smooth plastered ceiling, inset to ceiling spotlights throughout, fitted Kitchen with good range of matching wall mounted and base units with work surfaces over, space for a free standing fridge/freezer, inset four ring electric hob with electric oven beneath, stainless extractor hood, stainless steel sink with mixer tap, space for small under counter dishwasher, space for washing machine, power points, continuation of wood effect laminate flooring open plan through to the Living Room.

#### Living Room:

Spacious Living Space, smooth plastered ceiling, inset to ceiling spot lights, wall mounted electric fire, power points, TV point, double glazed double open doors giving access through to the Balcony laid to decking, offering pleasant aspect enclosed by glass screening and balustrade.

### Bedroom One

4.06m x 3.08m (13' 4" x 10' 1") Max. Double Bedroom, smooth plastered ceiling, ceiling light point, TV points, power points, rear aspect double glazed window, wall mounted electric heater, fitted double wardrobe, door to En Suite.

### En Suite

2.28m x 1.37m (7' 6" x 4' 6") Door to En Suite Bathroom comprising of part tiled walls, stone effect tiled flooring, heated towel rail, close coupled WC, pedestal hand wash basin with mixer tap, oversized tiled shower cubicle with thermostatic shower unit, smooth plastered ceiling, inset to ceiling spotlights.

### Bedroom Two

03.23m x 2.47m (10' 7" x 8' 1") Smooth plastered ceiling, ceiling light point, power points, double glazed window.

### Bathroom

2.6m x 1.67m (8' 6" x 5' 6") Max. Bathroom Suite comprising of part tiled walls, stone effect tiled flooring, heated towel rail, close coupled WC, pedestal wash hand basin with mixer tap, bath with tile surround and mixer tap, smooth plastered ceiling, inset to ceiling spotlights, extractor fan.

### Additional Information

Tenure - Leasehold

125 years from February 2008

Council Tax Band: B

Maintenance - £176.07 per month.

Buildings Insurance - £477.36 per annum

Ground Rent - £115.01 per annum

We have been informed there is one allocated parking space conveyed with this apartment.



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.

