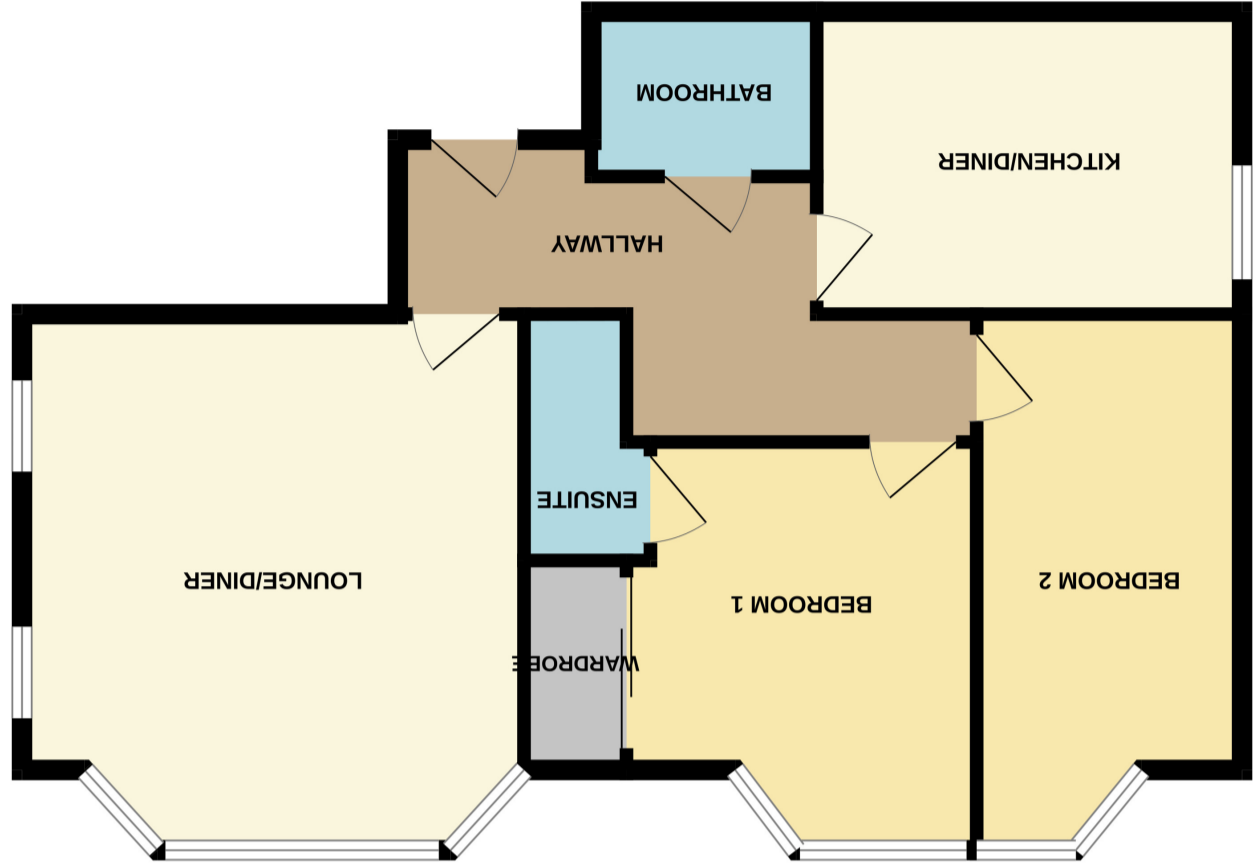


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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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1ST FLOOR  
702 sq.ft. (65.2 sq.m.) approx.





### Entrance

Door with security entry phone system leading through to the Communal Entrance Hall, stairs leading to the first floor, door to Entrance Hall.

### Entrance Hall

LVT flooring, coved and smooth plastered ceiling, two ceiling light points, radiator, access to all principle rooms.

### Living/Dining Room

4.8m x 4.41m (15' 9" x 14' 6") Very spacious room, front aspect bay window with secondary glazing offering a very pleasant aspect, two side aspect feature windows, carved wooden fire surround, power points, TV point, LVT wood effect flooring.

### Kitchen / Dining

3.75m x 2.59m (12' 4" x 8' 6") A comprehensive range of matching wall mounted and base units with work surfaces over, inset four ring gas burner hob with oven beneath and stainless steel extractor hood over, integrated fridge and freezer, stainless steel sink unit with mixer tap, side aspect feature window, cupboard housing a wall mounted boiler serving domestic hot water and central heating systems, feature radiator, continuation of wood effect LVT flooring, coved ceiling, smooth plastered ceiling, ceiling light point, power points, part tiled walls.

### Bedroom One

3.76m x 2.82m (12' 4" x 9' 3") Spacious double room, front aspect bay window with secondary glazing offering a pleasant aspect, coved ceiling, smooth plastered ceiling, ceiling light point, fitted mirror fronted sliding door double wardrobe, radiator, door to En-Suite.

### En-Suite

Close coupled WC, wall mounted wash hand basin with pillar taps, chrome heated towel rail, tiled shower cubicle with thermostatic shower unit, coved ceiling, smooth plastered ceiling, ceiling light point, extractor, continuation of wood effect LVT flooring.

### Bedroom Two

4.04m x 2.3m (13' 3" x 7' 7") Spacious room, coved ceiling, smooth plastered ceiling, ceiling light point, front aspect window with secondary glazing offering a pleasant aspect, power points, radiator, space for double wardrobe.

### Bathroom

Paneled bath with tiled surround, mixer tap and shower attachment, pedestal wash hand basin with monobloc tap, tiled splash back, close coupled WC, wood effect LVT flooring, chrome heated towel rail, coved ceiling, smooth plastered ceiling, ceiling light point, extractor.

### Outside

There is one allocated parking space conveyed with this apartment. The property is set on extremely well tended communal grounds.

### Additional Information

Lease: 107 Years remaining (Approx)

Gr: £199

Maint: £933.22 (Approx 1/2 Yearly) Inc Building insurance.

Council tax - Band C

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.

