

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.

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FOURTH FLOOR





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

Spacious Entrance Hall, coved ceiling, two ceiling light points, electric heater, access to all principle rooms, door to a storage cupboard housing a wall mounted consumer unit, power point, telephone point.

Living Room

7.20m x 3.78m (23' 7" x 12' 5") Max. Spacious room, two rear aspect double glazed windows, two electric heaters, further heater (not tested), power points, coved ceiling, two wall light points, TV point, front aspect double glazed door with adjacent double glazed windows to the Balcony.

Balcony

Pleasant aspect, enclosed by balustrade.

Kitchen

2.85m x 2.77m (9' 4" x 9' 1") In need of complete modernisation, range of matching wall mounted and base units, stainless steel sink unit, space for washing machine and cooker, part tiled walls, power points, rear aspect double glazed window, ceiling strip light.

Bedroom One

4.49m x 3.18m (14' 9" x 10' 5") Spacious room, electric heater, side aspect double glazed window, fitted wardrobe, power points, coved ceiling, ceiling light point.

Bedroom Two

4.47m x 2.82m (14' 8" x 9' 3") Good sized second Bedroom, side aspect double glazed window, electric heater, fitted double wardrobe, power points, coved ceiling, ceiling light point.

Shower Room

1.88m x 1.39m (6' 2" x 4' 7") Close coupled WC, corner tiled shower cubicle with electric shower unit, pedestal wash hand basin with mixer tap, coved ceiling, ceiling light point.

Shower Room

2.07m x 1.84m (6' 9" x 6' 0") Oversized walk in shower, electric shower unit, pedestal wash hand basin with mixer tap, tiled floor, electric heater, tiled walls, coved ceiling, ceiling light point.

Outside

Set on extremely well tended communal grounds which are predominately laid to lawn. On the right hand side there is a driveway leading to underground parking in which a space is conveyed with this apartment.

Material Information

Tenure: Share Of Freehold
Lease: 999 Years From 25th March 1972
Ground Rent: Peppercorn
Service Charge: Equarterly maintenance which, at present, is £575.00 from the 1st January 2025, be increasing by £50.00 to £625.00"
Building Insurance: Included
Parking: Allocated underground parking space.
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: D
EPC Rating: Ordered. To be confirmed.



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.

