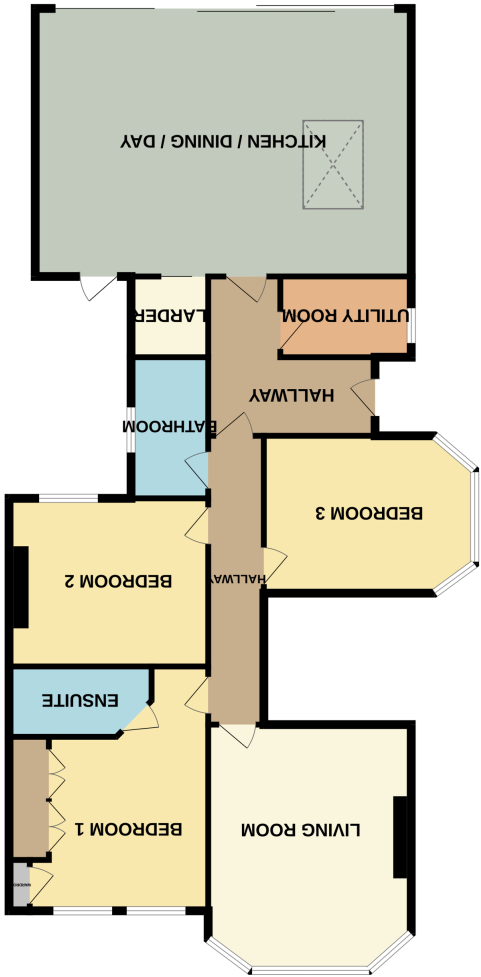


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR
1460 sq.ft. (135.7 sq.m.) approx.





Private Entrance

Recessed entrance with side aspect timber door leading through to the Entrance Hall. Outside light.

Entrance Hall

Very impressive L-Shaped Entrance Hall, smooth plastered ceiling, ceiling light point, Amtico LVT Herringbone flooring, fitted bench seat, access to the Kitchen/Dining/Day Room and Inner Hallway and Utility Room.

Utility Room

Range of matching wall mounted and base units with solid oak work surfaces over, butlers sink with Perrin & Rowe mixer tap, side aspect double glazed window, wall mounted consumer unit, smooth plastered ceiling, inset to ceiling spot lights, Italian marble tiled flooring.

Inner Hallway

Smooth plastered ceiling, two ceiling light points, power point.

Living Room

5.04m x 4.09m (16' 6" x 13' 5") Very spacious room with feature high ceilings & coving, ceiling centre rose, ceiling light point, provision for wall mounted TV, original stone natural fireplace with open fire and raised hearth, engineered oak flooring, feature radiator, front aspect bay window with sash windows, power points, TV point.

Bedroom One

5.00m x 3.69m (16' 5" x 12' 1") Very spacious room, coved ceiling, smooth plastered ceiling, ceiling centre rose, front aspect twin sash windows, fitted twin double wardrobes offering ample hanging space and shelving for storage, two period radiators, power points, additional wardrobe, door to En-Suite.

En-Suite

3.01m x 1.45m (9' 11" x 4' 9") Period style En-Suite with high flush WC, pedestal wash hand basin with pillar taps, tiled floor, period heated towel rail, walk in shower with twin shower heads, tiled surround, built in recessed tiled shelf, smooth plastered ceiling, inset to ceiling spot lights, illuminated mirror.

Bedroom Two

4.09m x 3.46m (13' 5" x 11' 4") Very spacious room, feature high ceilings, coved ceiling, smooth plastered ceiling, ceiling centre rose, rear aspect sash window, period radiator, power points.

Bedroom Three

4.25m x 3.0m (13' 11" x 9' 10") Coved ceiling, smooth plastered ceiling, ceiling centre rose, side aspect double glazed bay window, power points, feature radiator.



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Bathroom

2.57m x 1.7m (8' 5" x 5' 7") Luxury Bathroom comprising of a WC with concealed cistern, sink unit with mixer tap, side aspect double glazed frosted window, tiled bath with mixer tap and thermostatic shower unit over with oversized shower head, period style heated towel rail, tiled floor, smooth plastered ceiling, inset to ceiling spot lights, extractor.

Kitchen/Dining/Day Room

7.71m x 5.49m (25' 4" x 18' 0") A very impressive recently constructed extension with a full glass gable end with sliding aluminium doors by Marco Architectural Aluminium, inset to ceiling spot lights, smooth plastered ceiling, pre-wired for sound (Sonos) which is linked to the TV, Rako remote access lighting system, three further ceiling light points, Italian marble tiles throughout this room.

Dining/Day Area: Provision for wall mounted TV, power points, large Velux bespoke roof light offering ample natural light into the room.

Kitchen Area: Hand made luxury Kitchen by Hand Made Kitchens of Christchurch with Quartz work surfaces over, space for range cooker, extractor hood over with downlighters, integrated larder fridge and large freezer, centre isle with Quartz work surfaces and hot tap by Perrin & Rowe, integrated full width Bosch dishwasher, sliding aluminium double glazed door through to a Courtyard Garden, further sliding door through to a Pantry.

Pantry

1.75m x 1.43m (5' 9" x 4' 8") Bespoke Pantry with wine cooler, continuation of Italian marble tiled flooring, bespoke shelving, power points, smooth plastered ceiling, inset to ceiling spot lights.

Courtyard Garden

Enclosed by panelled fencing. accessed from the kitchen area.

Rear Garden

The garden has been professionally landscaped & offers a spacious L-Shaped patio area laid to Porcelain tiles, steps leading up to the remainder of the garden which is predominately laid to lawn, enclosed by Feather edge fencing and shrubs, pedestrian gate giving access through to the Garage.

Garage

Up and over door. Approached via the right hand side of the property.

Additional Information

Tenure: Leasehold

Lease Length: 999 years from December 1972 (Lease seen)

Service Charge: As & When split between all three apartments

Buildings Insurance: £297.36 per annum (until November 24)