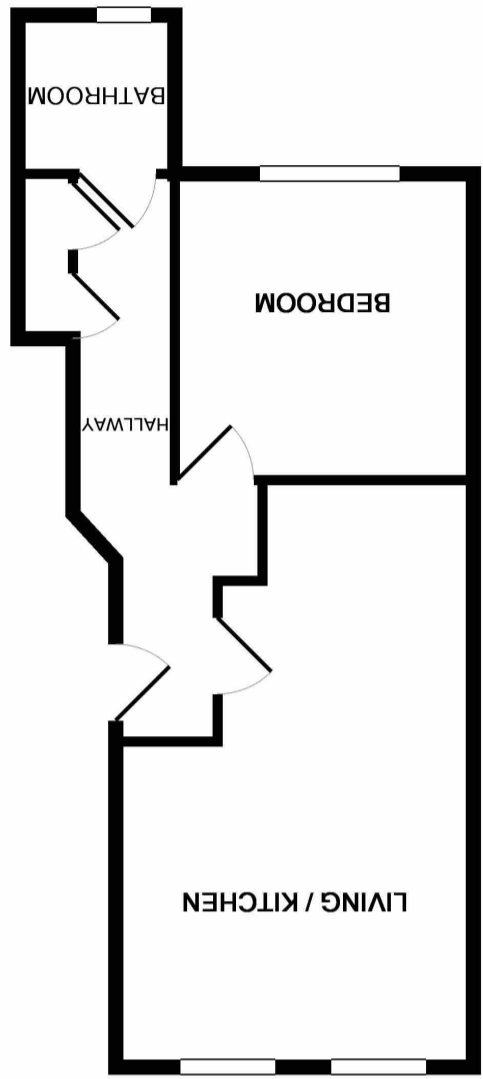


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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### Communal Entrance

Entrance via security phone entry system through to communal area.

### Hallway

5.6m x 0.7m (18' 4" x 2' 4") Door to apartment through to entrance hallway giving access to all principle rooms, cupboard, smooth plastered ceiling, ceiling light point.

### Open Plan Kitchen Lounge

5.94m x 3.04m (19' 6" x 10' 0") Kitchen: integrated fridge freezer, a good range of matching wall mounted and base units with work surfaces over, inset to ceiling spotlights, power points, smooth plastered ceiling.

Living Area: lounge area with two front aspect double glazed windows, smooth plastered ceiling, ceiling light point, power points, tv point, radiator.

### Bedroom

3.0m x 2.9m (9' 10" x 9' 6") Double bedroom with rear aspect double glazed window, ceiling light point, wall mounted TV point, smooth plastered ceiling, radiator.

### Shower Room

1.5m x 1.4m (4' 11" x 4' 7") Modern shower room with close coupled WC, wall mounted wash hand basin with mixer tap.

### Additional Info

Tenure: Share of Freehold.

Lease: Remainder of 999 years.

Maintenance: On an as and when basis.



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