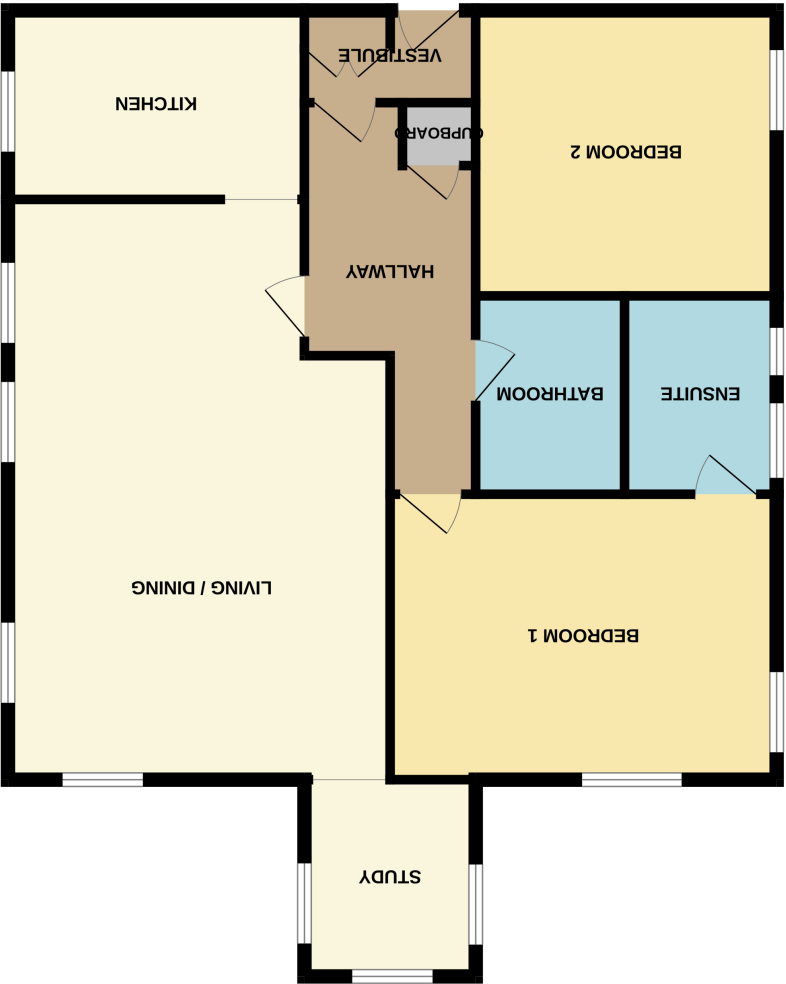


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been listed and no guarantee as to their operability or efficiency can be given.

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ELEVATED GROUND FLOOR  
1050 sq.ft. (97.5 sq.m.) approx.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |
| Very energy efficient - lower running costs |         |           |
| A                                           | (92+)   |           |
| B                                           | (81-91) |           |
| C                                           | (69-80) |           |
| D                                           | (55-68) |           |
| E                                           | (39-54) |           |
| F                                           | (21-38) |           |
| G                                           | (1-20)  |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 70      | 78        |





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 item shown will be included in the property.



## Entrance

Door with security entryphone system leading through to the Communal Entrance Hall, stairs or lift leading to the elevated ground floor.

## Entrance Hall

2.14m x 1.13m (7' 0" x 3' 8") Coved ceiling, smooth plastered ceiling, ceiling light point, double doors to a storage cupboard, further door to a Spacious Entrance Hallway.

## Entrance Hallway

3.68m x 2.16m (12' 1" x 7' 1") Smooth plastered ceiling, two ceiling light points, door to a large storage cupboard housing a Megaflo unvented water heater with slatted shelving over, access to all principal rooms.

## Living/Dining Room

7.25m x 4.76m (23' 9" x 15' 7") Very spacious room, coved ceiling, smooth plastered ceiling, ceiling light point, various wall light points, triple aspect double glazed windows with fitted shutters, side aspect double glazed window with fitted shutters offering a pleasant outlook, feature fire surround, electric fire, power points, TV point, arch leading through to the Study/Office.

## Study/Office

2.45m x 2.14m (8' 0" x 7' 0") 2.45m x 2.14m (8' 0" x 7' 0") Very pleasant room, triple aspect double glazed floor to ceiling windows with fitted shutters, radiator, power points, coved ceiling, smooth plastered ceiling, pleasant aspect overlooking the Communal Grounds.

## Kitchen

3.68m x 2.36m (12' 1" x 7' 9") A modern fitted Kitchen with a comprehensive range of matching wall mounted and base units with work surfaces over, inset four ring gas burner hob, concealed extractor hood over, stainless steel backdrop, stainless steel sink unit with mixer tap, integrated AEG washer/dryer, integrated fridge freezer, tiled floor, integrated oven, integrated microwave, cupboard housing a wall mounted boiler serving domestic hot water and central heating systems, coved ceiling, smooth plastered ceiling, inset to ceiling spot lights, part tiled walls, power points.

## Bedroom One

4.8m x 3.57m (15' 9" x 11' 9") Spacious double room, smooth plastered ceiling, coved ceiling, ceiling light point, fitted six door wardrobe with adjacent drawer units, radiator, dual aspect double glazed window with fitted shutters, power points, TV point, door to En-Suite.

## En-Suite

2.33m x 1.63m (7' 8" x 5' 4") Luxury En-Suite, recently fitted Bathroom by Bathroom Elegance, WC with concealed cistern, Grohe floating sink unit with drawer units beneath, illuminated mirror, walk in oversized shower with thermostatic shower unit, oversized rainfall shower head, chrome heated towel rail, two side aspect double glazed frosted windows, smooth plastered ceiling, inset to ceiling spot lights, tiled floor, tiled walls.

## Bedroom Two

3.71m x 3.57m (12' 2" x 11' 9") Spacious double room, ceiling light point, coved ceiling, smooth plastered ceiling, power points, radiator, side aspect double glazed window with fitted shutters.

## Bathroom

2.34m x 1.63m (7' 8" x 5' 4") Tiled floor, luxury Bathroom supplied by Bathroom elegance, WC with concealed cistern, Grohe floating wash hand basin with mixer tap, drawer unit beneath, under an illuminated mirror, bath with tiled surround, thermostatic shower over, extractor, tiled walls, smooth plastered ceiling, inset to ceiling spot lights, chrome heated towel rail.

## Outside

The property is set on extremely well tended Communal grounds which are predominately laid to lawn with a variety of shrub borders. There is ample visitors parking to the front of the block.

## Parking

There is a drive leading to under-croft parking. There is also a large allocated walk in storage cupboard with power and light.

## Material Information

Tenure: Share of Freehold

Maintenance £1,800 payable every six months

Ground Rent - Nil

Management Agent - Owens and Porter

Holiday Lets - No

Long term Lets - Yes

Pets - No

Undercroft parking

Visitor parking

EPC Rating - C

Length of Lease - 125 Years from 1997

