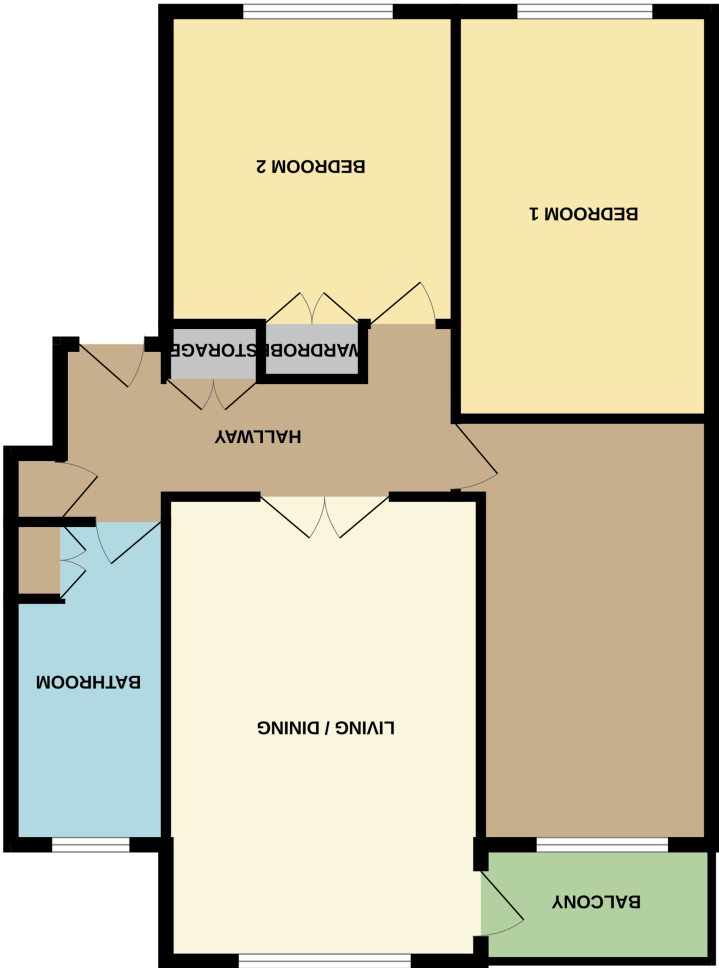
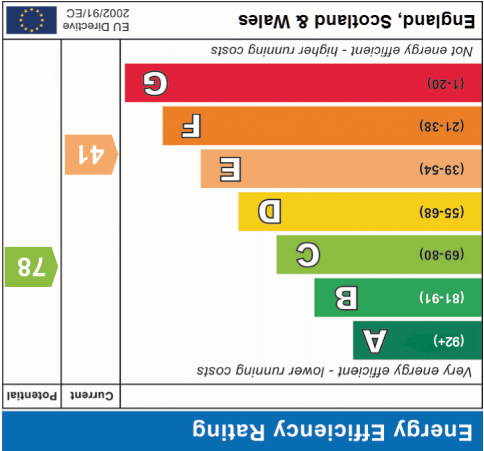


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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TOP FLOOR
831 sq.ft. (77.2 sq.m.) approx.





Entrance

Door with security entry phone system leading through to communal entrance hall, stairs / lift leading through to the third floor with further stairs to the top floor, door to entrance hall.

Hallway

4.63m x 2.32m (15' 2" x 7' 7") Coved ceiling, ceiling light point, door to a cupboard with hanging space and shelving over, further double doors to a storage cupboard housing a wall mounted consumer unit with cupboards over, access to all principle rooms.

Kitchen/Dining

5.44m x 3.68m (17' 10" x 12' 1")

Kitchen Area:

Spacious room with a modern fitted kitchen with a good range of matching wall mounted and base units with work surfaces over, induction hob with stainless steel extractor hood over, integrated oven, space for washing machine, stainless steel sink unit with mixer tap, front aspect double glazed window with a pleasant aspect, part tiled walls, power points, space for fridge freezer, laminate flooring, night storage heater.

Dining area: Coved ceiling, ceiling light points.

Living Room

4.99m x 2.99m (16' 4" x 9' 10") Spacious room, two electric heaters, fire surround with inset electric fire, front aspect double glazed window, two ceiling light points, power points, TV point, double glazed door giving access to enclosed balcony:

Balcony: Recessed balcony with a pleasant aspect, enclosed by a balustrade.

Bedroom 1

4.77m x 2.99m (15' 8" x 9' 10") Spacious double room with comprehensive range of fitted bedroom furniture with dressing table, electric storage heater, rear aspect double glazed window, power points, ceiling light point.

Bedroom 2

3.66m x 3.39m (12' 0" x 11' 1") Spacious second bedroom, electric storage heater, rear aspect double glazed window, good range of fitted bedroom furniture including wardrobes, power points, ceiling light point.

Bathroom

3.78m x 1.81m (12' 5" x 5' 11") Modern suite comprising of oversized shower cubicle with electric Mirashower, wash hand basin with cupboards beneath, mixer tap under a fitted mirror, contemporary WC, front aspect frosted double glazed window, tiled walls, smooth plastered ceiling, ceiling light point, chrome heated towel rail, double doors to cupboard housing hot water cylinder/ header tank.

Outside

There is a garage conveyed with the apartment with an up and over door.

The block is situated on well maintained grounds which are predominately laid to lawn and is enclosed by mature trees.

Additional Information

Tenure - Leasehold
Lease Length - 199 years from 1971(146 years)
Service Charge - £2,425.00 Per Annum
Ground Rent - £25.00 Per Annum
Council Tax Band - C
EPC Rating - E (41)



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.

