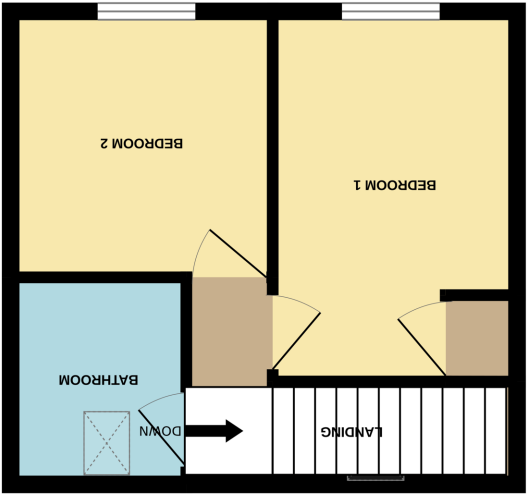


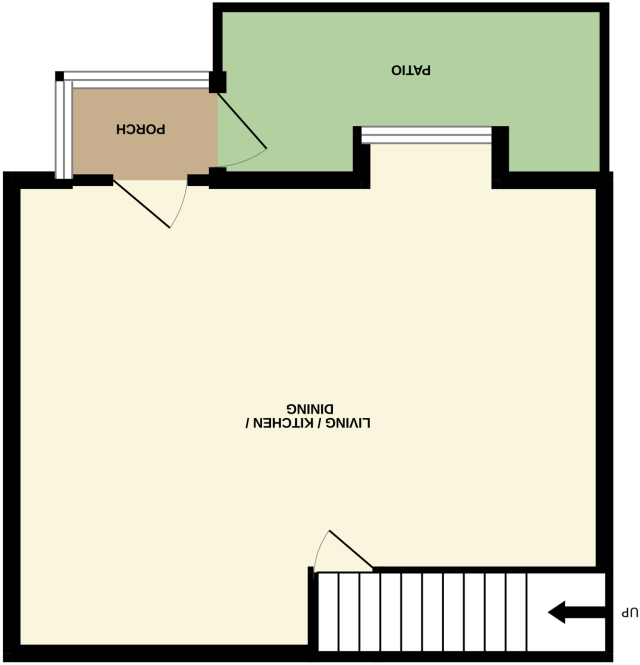


Energy Efficiency Rating	
Potential	Current
89	75
EU Directive 2002/91/EC	
England, Scotland & Wales	
Very energy efficient - lower running costs	
A	(92+)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Not energy efficient - higher running costs	

1ST FLOOR
271 sq.ft. (25.2 sq.m.) approx.



GROUND FLOOR
342 sq.ft. (31.7 sq.m.) approx.



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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Entrance

Viaside aspect double glazed door through to the Entrance Porch.

Entrance Porch

Of brick and UPVC double glazed construction, further door giving access to the Living/Dining/Kitchen.

Living/Dining/Kitchen

6.08m x 4.84m (19' 11" x 15' 11") Max. Spacious open plan room, coved and smooth plastered ceiling, inset to ceiling spot lights, further ceiling light point, two radiators, wood effect laminate flooring, front aspect double glazed window, door to an under stairs storage cupboard, stairs leading to the first floor accommodation.

Kitchen area: Continuation of wood effect laminate flooring, range of matching wall mounted and base units with work surfaces over, stainless steel unit with mixer tap, space for washing machine, inset four ring gas burner hob with ceiling mounted extractor hood over, integrated double oven, space for fridge freezer.

First Floor Landing

Access to Bedrooms One, Two and Bathroom.

Bedroom One

2.69m x 2.67m (8' 10" x 8' 9") Max. Front aspect double glazed window, radiator, power points, hatch providing access through to the loft space.

Bedroom Two

3.89m x 2.51m (12' 9" x 8' 3") Max, Spacious second Bedroom, front aspect double glazed window, smooth plastered ceiling, ceiling light point, radiator, door to a cupboard housing a hot water cylinder and a wall mounted boiler.

Bathroom

2.10m x 1.77m (6' 11" x 5' 10") WC with concealed cistern, wash hand basin with mixer tap, paneled bath with tiled surround, electric shower unit over, tiled floor, double glazed Velux window, inset to ceiling spot lights.

Courtyard Garden

Laid to paving, enclosed by balustrade.

Outside

There is one allocated covered parking space conveyed with this apartment.

Material Information

Tenure: Share Of Freehold
Lease Length: 999 years from March 1987
Service Charge: £1,542.00 per annum (not including buildings insurance)
Parking: Allocated Off Road Parking
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: C
EPC Rating: C (75)



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.

