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FIRST FLOOR  
1102 sq.ft. (102.4 sq.m.) approx.





### Entrance

Door with security phone system leading through to communal entrance hall. Stairs or lift leading through to the first floor. Further door to Entrance Hall.

### Entrance Hall

Coved ceiling with ceiling light point, double doors to a storage cupboard, radiator. Door to WC: With concealed cistern, corner wash hand basin with mixer tap, tiled splash back, wall mounted radiator, double glazed window, ceiling light point.

### Kitchen

3.92m x 2.32m (12' 10" x 7' 7")

Comprehensive range of matching wall mounted and base units with work surfaces over, stainless steel sink unit with mixer tap, inset hob, extractor hood over, integrated fridge and freezer, integrated oven, integrated microwave oven, integrated dishwasher, tiled floor, smooth plastered ceiling, inset to ceiling spot lights, rear aspect double glazed window.

Door to a utility/storage room: With rear aspect double glazed window, ceiling light point, ppt.

### Living Room

4.88m x 4.49m (16' 0" x 14' 9")

Very spacious room, coved ceiling, two ceiling light points, radiator, power points, TV point. Sliding double glazed patio doors giving access through to the balcony.

### Balcony:

A recently updated balcony with a stainless steel / glass balustrade, composite decked floor. Offering a pleasant southerly aspect

### Dining Room

4.39m x 3.28m (14' 5" x 10' 9")

From the living room there is a square arch leading through to the dining area, with front aspect double glazed window, power points, coved ceiling, ceiling light point, radiator.

### Inner Hallway

From the living room there is a door to an inner hallway with access to 3 bedrooms and bathroom. Coved ceiling, ceiling light point, double doors to a cupboard housing a pressurised hot water cylinder (electric waterfed heating system)

### Bedroom 1

4.55m x 4.4m (14' 11" x 14' 5")

Spacious double room, coved ceiling, ceiling light points, front aspect double glazed window, power points. Wall to wall sliding door wardrobe providing ample hanging space and shelving for storage.

### Bedroom 2

4.7m x 2.4m (15' 5" x 7' 10")

Spacious double room, coved ceiling, ceiling light point, rear aspect double glazed window, radiator, fitted mirror-fronted wardrobe providing ample hanging space and shelving for storage.

### Bedroom 3

3.91m x 2.02m (12' 10" x 6' 8")

Coved ceiling, ceiling light point, rear aspect double glazed window, power points.

### Bathroom

Shaped bath, tiled surround, thermostatic shower unit over, WC with concealed cistern, wash hand basin, cupboards beneath. Rear aspect double glazed window, coved ceiling, inset ceiling spotlights, fitted mirror, chrome heated towel rail.

### Outside

The property is set in extremely well tended grounds.

Garage: There is a garage allocated to the property which is located behind the building accessed via electronically operated gate from Chine Crescent Road.



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 items shown will be included in the property.

