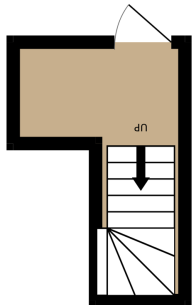


TOTAL FLOOR AREA : 1268 sq.ft. (117.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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1ST FLOOR  
1207 sq.ft. (112.2 sq.m.) approx.

GROUND FLOOR  
61 sq.ft. (5.6 sq.m.) approx.







Introduction

Everett Homes are delighted to offer for sale this luxurious and extremely spacious Edwardian three bedroom apartment benefiting from being fully refurbished throughout to a very high standard.

Set within this large and imposing Victorian villa the current Vendors have done an impressive job lovingly restoring this home to its former glory whilst maintaining almost all of its original features.

Entrance

Via private door to Entrance Hall.

Entrance Hall

Engineered oak flooring, ceiling light point, stairs leading to the first floor accommodation via a returning staircase offering a grand approach to this property, side aspect leaded light window.

Reception Landing

6.98m x 2.38m (22' 11" x 7' 10") Period coving, picture rail, high ceilings, two centre roses, radiator, engineered oak flooring, power points, access to all principle rooms, door to a cupboard housing a brand new Glow Worm boiler serving domestic hot water and central heating systems.

Living Room/Kitchen/Dining

5.96m x 4.53m (19' 7" x 14' 10") Expansive room, period coving, high ceilings, centre rose, radiator, power points, engineered oak flooring, impressive front aspect bay window with sash windows, original marble fire surround with open fire (not operational) and raised hearth.

Kitchen Area: A newly fitted Kitchen and appliances comprising of a comprehensive range of matching wall mounted and base units with composite work surfaces of a marble effect over, countersunk sink unit with mixer tap, brass effect handles, inset hob, built in oven beneath, concealed extractor hood over with glass backdrop, power points, integrated dishwasher, integrated washing machine, integrated fridge freezer.

Bedroom One

5.32m x 4.55m (17' 5" x 14' 11") Side aspect bay window with sash windows, smooth plastered ceiling, period coving, picture rail, radiator, power points, feature marble fire surround, door to En-Suite.

En-Suite

1.71m x 1.15m (5' 7" x 3' 9") Newly fitted luxury En-Suite with low flush WC, wall mounted wash hand basin with pillar taps, chrome heated towel rail, oversized tiled shower cubicle with oversized shower head, smooth plastered ceiling, inset to ceiling spot lights, extractor.

Bedroom Two

4.86m x 4.69m (15' 11" x 15' 5") Very spacious second Bedroom, side aspect bay window with sash windows, radiator, power points, period coving, centre rose, smooth plastered ceiling.

Bedroom Three

3.34m x 3.23m (10' 11" x 10' 7") Front aspect sash window, radiator, power points, centre rose, smooth plastered ceiling, period coving.

WC

Newly fitted wall mounted wash hand basin with pillar taps, tiled splash back, newly fitted close coupled WC, chrome heated towel rail, side aspect sash window, ceiling light point, extractor.

Bathroom

3.04m x 1.88m (10' 0" x 6' 2") A newly fitted luxury period style suite with wash hand basin with mixer tap, tiled splash back, freestanding bath with clawed feet, mixer tap, shower attachment, side aspect frosted sash window, radiator incorporating a towel rail, oversized tiled shower cubicle with rainfall shower head, period style glass shower screen, smooth plastered ceiling, inset to ceiling spot lights, extractor.

Outside

Wrought Iron side gate giving pedestrian access to an allocated pathway with shrub borders which leads to a widened patio area/ seating area of which is for the sole use of this property. This leads to the private entrance to this apartment. Gate to allocated bike store, outside light.

Parking

There is one allocated parking space conveyed with this apartment which has a provision for an electric car charger.



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.

