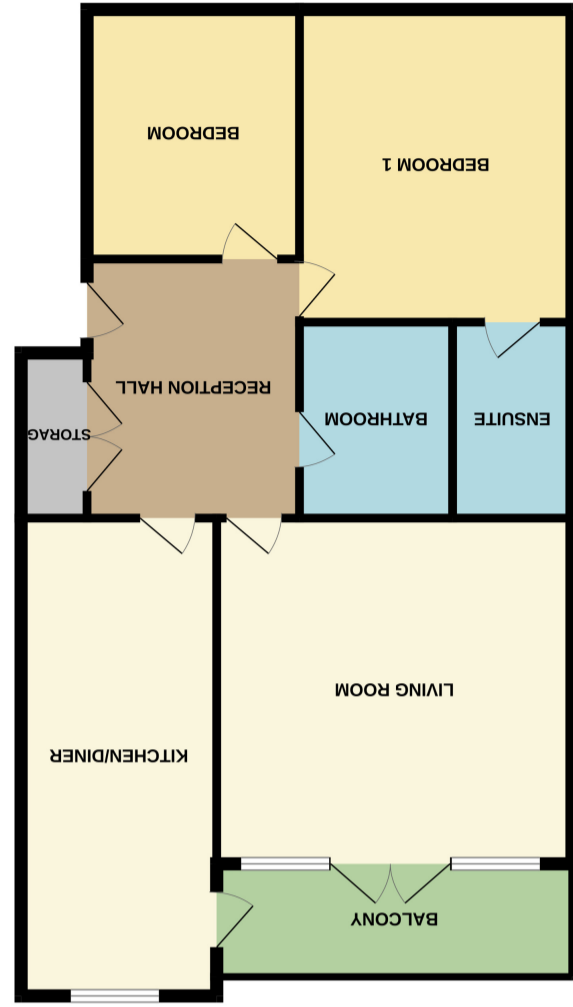


What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficacy can be given. Made with AutoCAD 2024



SECOND FLOOR
949 sq. ft. (88.1 sq.m.) approx.





Entrance

Door with security entry phone system leading through to the Communal Entrance Hall, stairs or lift leading through to the second floor.

Entrance Hall

Spacious Entrance Hall, double doors to a large storage cupboard with shelving, access to all principle rooms, smooth plastered ceiling, inset to ceiling spot lights, radiator, power points.

Kitchen/Dining Room

6.52m x 2.67m (21' 5" x 8' 9") Modern fitted Kitchen with a comprehensive range of matching wall mounted and base units with granite work surfaces over, inset five ring gas burner hob, extractor hood over, inset electric oven, integrated microwave oven, composite sink unit with mixer tap, integrated fridge freezer, integrated washer dryer, integrated dishwasher, smooth plastered ceiling, inset to ceiling spot lights, engineered oak flooring, rear aspect double glazed window, side aspect double glazed patio door giving access through to the Balcony.

Living Room

4.85m x 4.70m (15' 11" x 15' 5") Spacious room, smooth plastered ceiling, two ceiling light points, TV point, power points, two radiators, rear aspect double opening double glazed patio doors giving access through to the Balcony with adjacent double glazed windows.

Balcony

Offering a pleasant wooded aspect, tiled floor, enclosed by glass balustrade.

Bedroom One

4.55m x 3.21m (14' 11" x 10' 6") Spacious double room, comprehensive range of fitted wardrobes providing ample hanging space and shelving for storage, front aspect double glazed window, smooth plastered ceiling, ceiling light point, radiator, door giving access through to the En-Suite.

En-Suite

Luxury contemporary suite comprising of a large shower cubicle with thermostatic shower unit, WC with concealed cistern, pedestal wash hand basin with mixer tap, smooth plastered ceiling, ceiling light point, extractor, chrome heated towel rail.

Bedroom Two

3.39m x 2.79m (11' 1" x 9' 2") Further double room, front aspect double glazed window, fitted three door wardrobe providing ample hanging space and shelving for storage, extractor, smooth plastered ceiling, power points, radiator.

Bathroom

2.38m x 1.67m (7' 10" x 5' 6") Contemporary suite comprising of a panelled P-shaped bath, tiled surround, mixer tap, thermostatic shower unit, pedestal wash hand basin, WC with concealed cistern, heated towel rail, tiled walls, tiled floor, smooth plastered ceiling, inset to ceiling spot lights.

Outside

Powerscourt is an exclusive gated development set on extremely well tended grounds. There is one allocated parking space conveyed with this apartment with visitors parking also available.

There is also a covered bike storage unit.

Additional Information

Tenure: Share Of Freehold

Lease: 999 Years From January 1996

Ground Rent: Peppercorn

Service Charge: £2,618.00 per annum payable in two instalments (January & June/July)

Building Insurance: Included in service charge as above

Parking: One allocated off road parking space. Visitors parking available in the block.

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: E

EPC Rating: B (82)



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.

