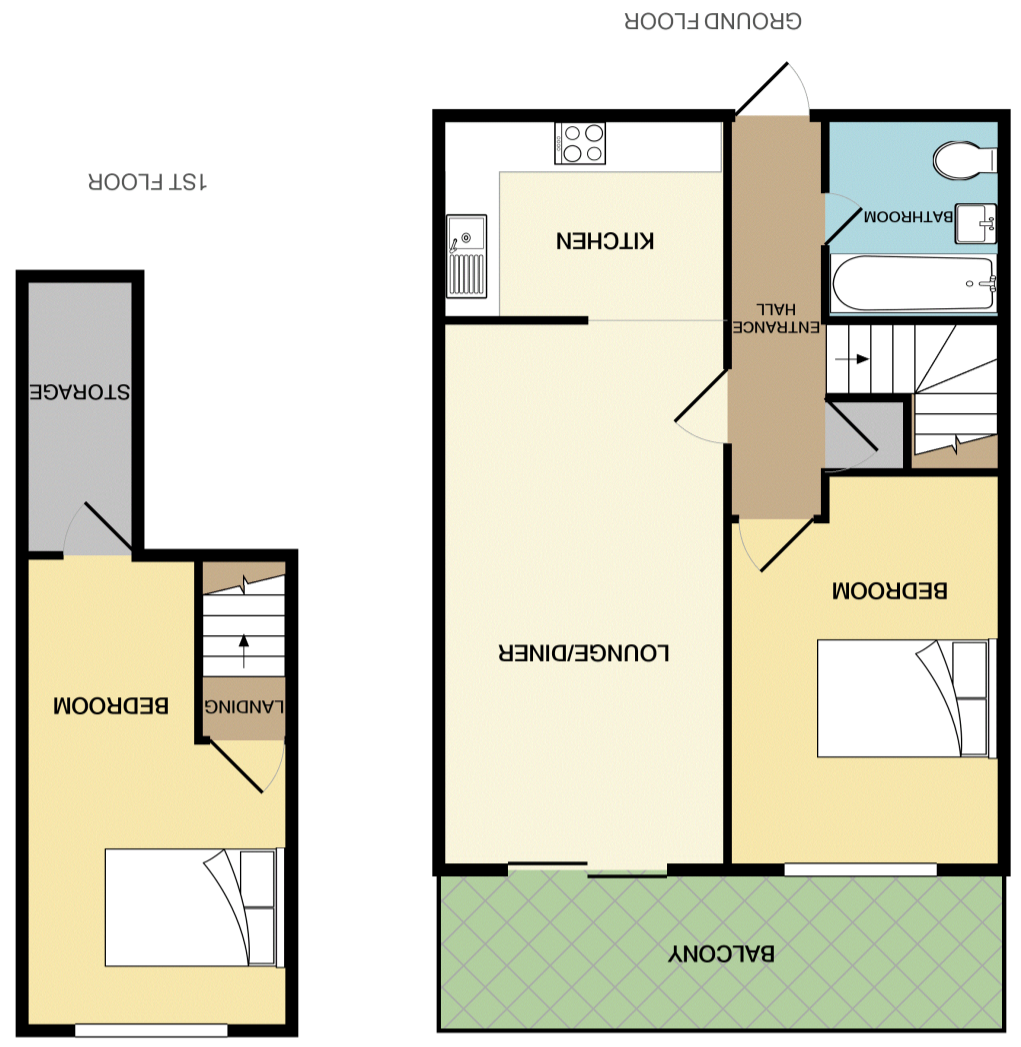


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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The Purple Property Shop are delighted to market this stunning two bedroom split-level apartment located on the 1st floor of this sought after development.

In full the property comprises: entrance hallway, open-plan lounge/diner and kitchen, the bathroom and master bedroom are located on the ground floor; there is a further double bedroom situated on the first floor.

Also benefitting from two large storage cupboards.

There is a beautiful sun-terrace off the lounge which offers great outdoor space for a large table and chairs.

The property is warmed via electric storage heaters and has double glazing in place.

There is an indoor parking space available with the apartment at no additional cost.

Located in-between Dunscur and Astley Bridge, close to a number of local amenities and schools. Within close proximity to the network, great for working professionals.

## GROUND FLOOR OF THE APARTMENT

### Entrance Hallway

Laminate flooring, modern decoration, and intercom security system. Access to the bathroom, open-plan lounge/kitchen/diner, bedroom 1 and stairs to bedroom 2.

### Lounge / Dining Area

7.28m x 3.09m (23' 11" x 10' 2") Fabulous and spacious open-plan lounge/dining area, laminate flooring with modern & subtle decoration. Accessing an open-plan kitchen. Plenty of natural light floods the room with a large feature patio sliding door to a terrace.



### Kitchen Area

2.99m x 1.65m (9' 10" x 5' 5") Modern fitted kitchen which comprises: integrated fridge freezer, dishwasher, four ring electric hob/oven/extractor fan. Incorporating a stainless steel sink with draining board and mixer tap. Base and wall mounted storage units. Splash backs, neutral decoration and laminate flooring.

### Bathroom

2.38m x 1.69m (7' 10" x 5' 7") Three piece bathroom suite in white comprising: w/c, hand wash pedestal basin with chrome mixer tap and tile panelled bath which has a wall mounted chrome shower head. Vinyl flooring, partially tiled.

### Bedroom One

4.51m x 2.70m (14' 10" x 8' 10") Beautifully presented master bedroom offering mirror fronted integrated wardrobes. Laminate flooring, modern decoration and an elongated feature window to the rear elevation looking out onto the decked terrace.

### Balcony

## FIRST FLOOR

### Stairs and landing

Carpeted with neutral decoration accessing the second guest bedroom.

### Bedroom Two

5.36m into recess x 2.70m (17' 7" x 8' 10") Double guest bedroom which has carpeted flooring with neutral decoration and a rear elevation window overlooking the terrace. Accessing a large storage cupboard.

## EXTERNAL

### Terrace

The property benefits from a spacious sun terrace providing ample space for outside furniture!

### Allocated parking space & communal gardens

## ADDITIONAL INFORMATION

