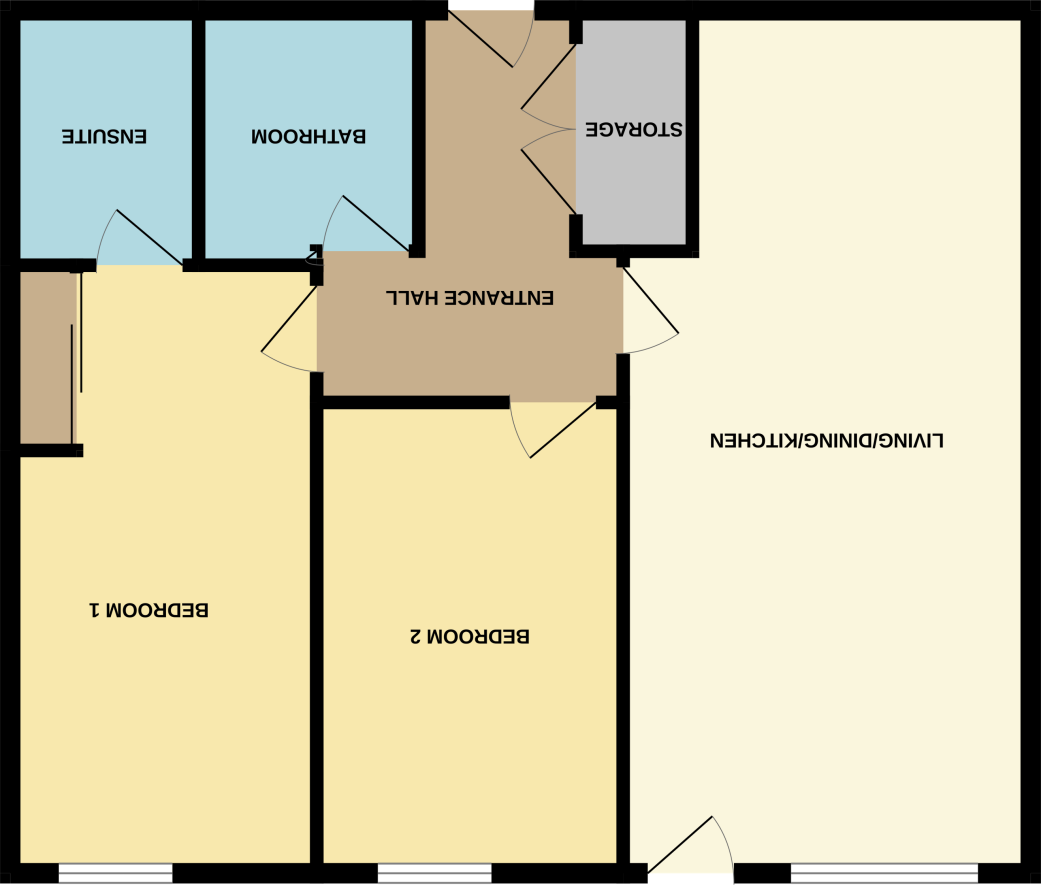


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Mapbox ©2025



GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.

Energy Efficiency Rating		
England, Scotland & Wales		
EU Directive 2002/91/EC		
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		
Current Potential		
8282		





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.



Entrance

Door with security entry phone system leading through to the Communal Entrance Hall, further door to Entrance Hall.

Entrance Hall

L-Shaped, smooth plastered ceiling, two ceiling light points, wood effect LVT flooring, radiator, power points, access to all principle rooms, double doors to a cupboard housing an electric Ideal boiler serving the hot water and heating systems.

Living Room

7.65m x 3.62m (25' 1" x 11' 11") Max. Continuation of LVT flooring, smooth plastered ceiling, two ceiling light points, radiator, power points, TV point, double glazed door giving access through to the outside area with adjacent floor to ceiling double glazed windows. This room is open plan through to the Kitchen/Dining Area.

Kitchen/Dining

A comprehensive range of matching wall mounted and base units with work surfaces over, stainless steel sink unit with mixer tap, integrated washing machine, integrated four ring ceramic hob with built in oven beneath and stainless steel extractor hood over, integrated fridge freezer, power points, integrated dishwasher, continuation of LVT flooring, smooth plastered ceiling, inset to ceiling light points, radiator.

Bedroom One

5.27m x 2.70m (17' 3" x 8' 10") Smooth plastered ceiling, ceiling light point, radiator, side aspect double glazed window, power points, sliding door double wardrobe, door to En-Suite.

En-Suite

2.10m x 1.57m (6' 11" x 5' 2") Luxury suite comprising of a tiled shower cubicle with thermostatic shower unit, WC with concealed cistern, wall mounted wash hand basin, tiled floor, part tiled walls, smooth plastered ceiling, inset to ceiling light points, extractor.

Bedroom Two

4.14m x 2.70m (13' 7" x 8' 10") Double glazed window, smooth plastered ceiling, ceiling light point, power points, radiator.

Bathroom

1.96m x 1.89m (6' 5" x 6' 2") WC with concealed cistern, wall mounted wash hand basin with monobloc tap, panelled bath with tiled surround, mixer tap, thermostatic shower unit over, tiled floor, smooth plastered ceiling, inset to ceiling spot lights, extractor.

Parking

There is one allocated parking space conveyed with this apartment in the underground parking area.

Outside

There is a small shingle area which is allocated to the flat. This leads out onto a garden area (not demised on the lease)

Material Information

Tenure - Leasehold

Lease Term - 139 years remaining

Service Charge - £2475 per annum (2025)

Ground Rent - £300 per annum