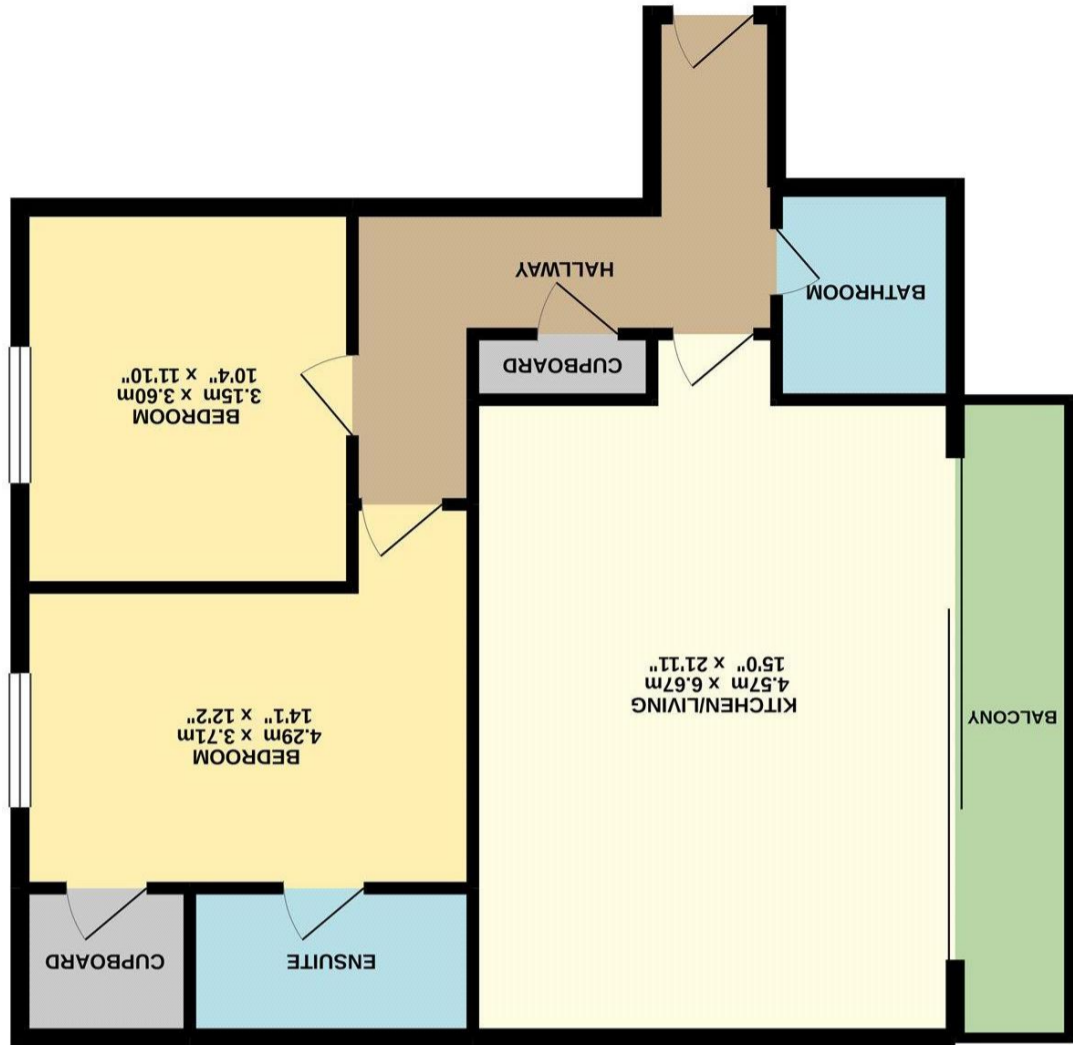


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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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Entrance

Security entry phone system leading through to the Communal Entrance Hall, stairs or lift leading through to the first floor accommodation.

Entrance Hall

Spacious Entrance Hall, engineered oak flooring, smooth plastered ceiling, inset to ceiling spot lights, access to all principle rooms, door to a storage cupboard housing a boiler serving domestic hot water and central heating systems and a consumer unit,

Living/Dining/Kitchen

6.67m x 4.57m (21' 11" x 15' 0") Max.

A very spacious room offering ample natural light and is a real feature of the property.

Living/Dining Area: Engineered oak flooring, smooth plastered ceiling, inset to ceiling spot lights, large floor to ceiling front aspect double glazed windows, floor to ceiling double glazed sliding door giving access through to the Balcony, decorative modern fireplace with grey concrete effect plinth, glass panel and glass stones, power points.

Kitchen: A modern fitted Kitchen with a comprehensive range of matching wall mounted and base units with Quartz work surfaces over, stainless steel sink unit with block mixer tap over, integrated fridge freezer, integrated microwave oven, integrated Neff oven, induction hob with concealed extractor hood over, integrated dishwasher, feature light fitting, smooth plastered ceiling, ceiling light point, continuation of engineered oak flooring, power points, marble effect splash back.

Balcony

A good sized Balcony enclosed by glass balustrade and laid to decking, wall mounted outside lights.

Bedroom One

4.29m x 3.71m (14' 1" x 12' 2") Spacious double room, smooth plastered ceiling, inset to ceiling spot lights, power points, TV point, side aspect double glazed floor to ceiling window, door to an En-Suite, door to a cupboard housing a fitted open shelving unit with hanging rail, further shelving unit with four drawers below, power point, ceiling light point, smooth plastered ceiling.



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.



En-Suite

Luxury En-Suite comprising of a oversized walk in shower unit with a rainfall shower head, additional shower head, WC with concealed cistern, floating wash hand basin with drawer unit beneath and mixer tap, oversized fitted mirror, marble effect tiled walls, marble effect tiled floor, shaver point, light sensor, smooth plastered ceiling, inset to ceiling light point, air vent.

Bedroom Two

3.60m x 3.15m (11' 10" x 10' 4") Further double room, side aspect floor to ceiling double glazed windows offering a pleasant aspect over the Communal Gardens, smooth plastered ceiling, inset to ceiling spot lights, power points, TV point.

Bathroom

Modern suite comprising of a paneled bath with a contemporary wall mounted tap, wall mounted oversized shower head, concealed lighting, WC with concealed cistern, wall mounted wash hand basin with drawer unit beneath under an oversized fitted mirror, marble effect tiled walls, marble effect tiled floor, black heated ladder towel rail, smooth plastered ceiling, inset to ceiling spot lights, shaver point, extractor.

Outside

The Everglades are set on extremely well tended communal grounds and is approached via a long driveway. The block offers a great deal of seclusion and privacy.

There is one allocated parking space conveyed with this apartment.

Additional Information

Tenure: Share Of Freehold
Lease Length - 999 Years from 2020
Service Charge: £2,575.08 per annum
Ground Rent: Peppercorn
EPC Rating: B (84)
Council Tax Band: D