

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Floor Plan





Entrance

Via Communal Entrance Hall, stairs or lift leading through to the fourth floor.

Entrance Hall

Access to all principle rooms, storage cupboards.

Living Room

6.91m x 3.51m (22' 8" x 11' 6") Side and rear aspect double glazed windows, side aspect door giving access through to the Balcony, radiator, archway leading through to the Dining Area.

Dining Area

3.51m x 2.44m (11' 6" x 8' 0") Double glazed window, radiator.

Balcony

Enjoying a pleasant tree top outlook with views overlooking the Communal grounds.

Kitchen

3.78m x 3.30m (12' 5" x 10' 10") A good range of wall mounted and base units with work surfaces over, four ring gas burner hob, integrated oven, space and plumbing for washing machine, integrated fridge freezer.

Bedroom One

4.06m x 3.66m (13' 4" x 12' 0") Side aspect double glazed window, side aspect double glazed door giving access through to the Balcony, range of fitted bedroom furniture, door to En-Suite.

En-Suite

Comprising of a bath, wash hand basin, WC, radiator.

Bedroom Two

3.61m x 3.20m (11' 10" x 10' 6") Front aspect double glazed window, radiator.

Bedroom Three

4.52m x 2.72m (14' 10" x 8' 11") Double glazed window, radiator.

Shower Room

Suite comprising of a shower cubicle, wash hand basin, WC, frosted double glazed window.

Outside

Blenheim sits on very well tended communal grounds with areas of lawn and mature surround. Visitors parking is available.

Garage

There is one allocated Garage conveyed with this apartment in a block.

Additional Information

Tenure - Share Of Freehold

Length Of Lease - 999 Years From 2001

Service Charge - £1469.50 x 2 (this is dated from 25 December 2022 to 23 June 2023) current figures pending.

Ground Rent - Peppercorn

EPC Rating - C (71)

Council Tax Band - E



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.

