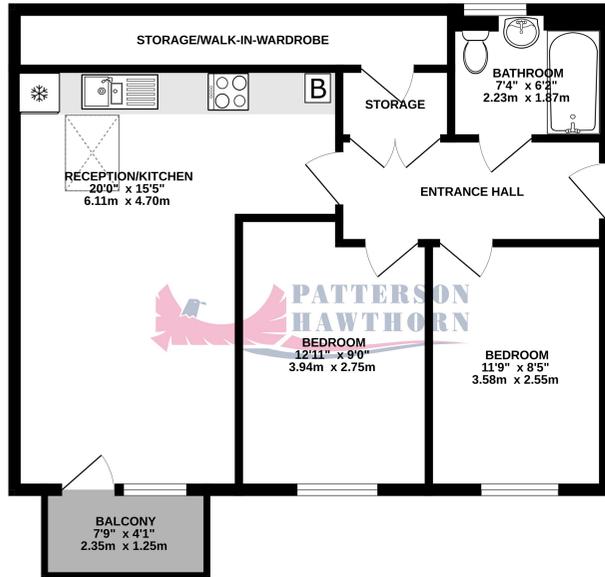


GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA - 637 sq ft. (59.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 correct, precise and applicable floor plan has not been issued and no guarantee as to their accuracy or efficiency can be given.
Home with Message (2022)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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- NO ONWARD CHAIN
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- 114 YEARS REMAINING ON LEASE
- 20' X 15' (MAX) MODERN OPEN PLAN KITCHEN/RECEPTION WITH BALCONY
- LARGE STORAGE AREAS
- WELL MAINTAINED COMMUNAL GARDENS
- ALLOCATED PARKING



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GROUND FLOOR

Communal Entrance

Via security door, stairs to second floor.

SECOND FLOOR

Private Front Entrance

Via hardwood door into:

Entrance Hall

Loft hatch to ceiling leading to part boarded loft, radiator, wood grain effect vinyl flooring, double storage cupboard with door leading to:

Walk in Wardrobe

1.62m x 1.02m (5' 4" x 3' 4").

Storage Area

6.35m x 0.86m (20' 10" x 2' 10") Space for tumble dryer, lighting.

Bedroom One

3.95m x 2.75m (13' 0" x 9' 0") uPVC framed double glazed window, radiator, fitted carpet.



Bedroom Two

3.58m x 2.55m (11' 9" x 8' 4") uPVC framed double glazed window, radiator, fitted carpet.

Bathroom

2.18m x 1.95m (7' 2" x 6' 5")
Comprising of panelled bath with rainfall shower, low level flush WC, hand wash basin, chrome hand towel radiator, tiled splash backs, inset spotlights to ceiling, wood grain effect vinyl flooring.

Open Plan Kitchen / Lounge / Diner

6.10m > 2.06m (20' 0" > 6' 9") x 4.71m > 3.26m (15' 5" > 10' 8") Double glazed skylight window, kitchen area; a range of matching wall and base units with granite work surfaces, one and a half bowl inset sink with drainer and chrome mixer tap, four ring electric hob, extractor hood, integrated dishwasher, integrated washing machine, integrated fridge, integrated freezer, granite tiled splash backs, wood grain effect vinyl flooring. Lounge area; inset spotlights to ceiling, uPVC framed double glazed fixed side window panels, radiator, fitted carpet, uPVC framed patio door with double glazed window opening to balcony.



EXTERIOR

Allocated parking.

