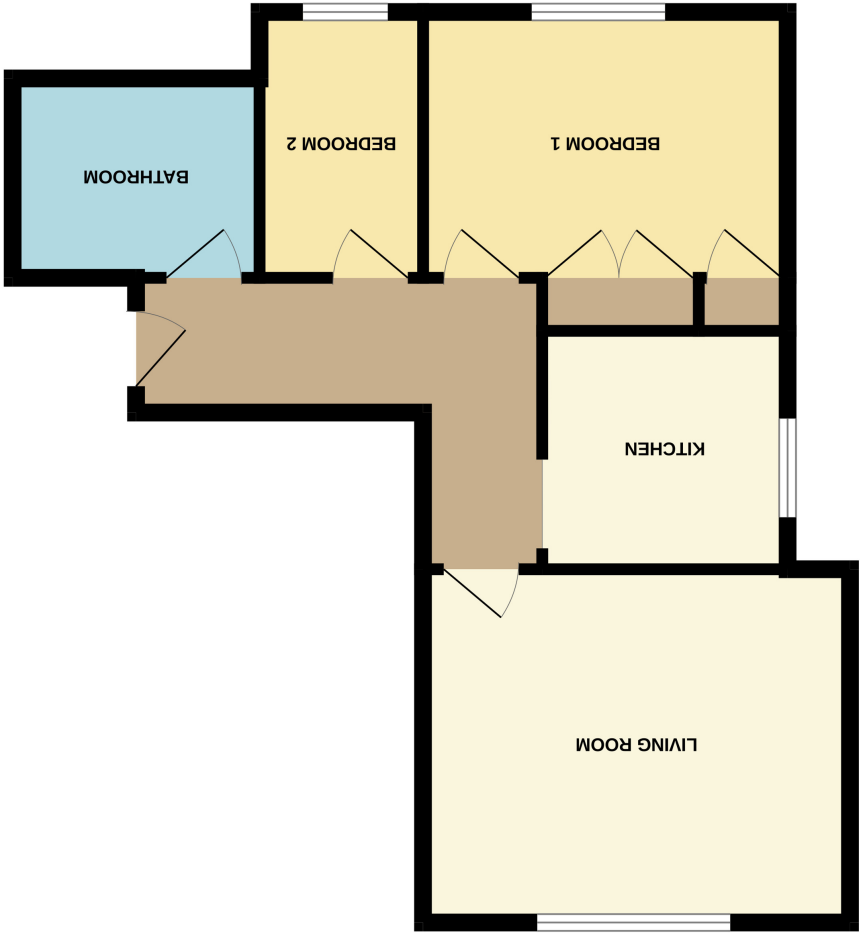


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is illustrative purposes only and should be used as such 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.  
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SECOND FLOOR  
538 sq.ft. (49.9 sq.m.) approx.







**Entrance**

Door with security entry phone system leading through to the Communal Entrance Hall, stairs leading through to the second floor (top floor), door to Entrance Hall.

**Entrance Hall**

L-Shaped Entrance Hall, door to a cupboard housing the consumer unit, coved ceiling, two ceiling light points, access to all principle rooms, radiator.

**Living Room**

4.34m x 3.59m (14' 3" x 11' 9") Spacious room, pleasant aspect overlooking Bournemouth Gardens, rear aspect double glazed window, radiator, power points, TV point, coved ceiling, ceiling light point.

**Kitchen**

2.49m x 2.40m (8' 2" x 7' 10") Good sized Kitchen with a range of matching wall mounted and base units with work surfaces over, inset four ring gas burner hob with built in oven beneath and stainless steel extractor hood over, part tiled walls, power points, stainless steel sink unit, space for washing machine, space for up right fridge-freezer, space for table, side aspect double glazed window, pleasant aspect, coved ceiling, inset to ceiling spotlights.

**Bedroom One**

3.53m x 2.72m (11' 7" x 8' 11") Front aspect double glazed window, radiator, power points, fitted double wardrobe, cupboard housing a wall mounted boiler serving domestic hot water and central heating systems.

**Bedroom Two**

2.75m x 1.65m (9' 0" x 5' 5") Double glazed window, power points, ceiling light point.

**Bathroom**

Pedestal wash hand basin with mixer tap, close coupled WC, tiled walls, panelled bath with mixer tap and shower attachment, radiator, ceiling light point, extractor, tiled floor.

**Outside**

There is one allocated parking space conveyed with this apartment.

The block has also recently benefited from a recently newly laid Communal Patio terrace and new car park surfacing.

**Additional Information:**

- Tenure: Share of Freehold
- Lease: 999 years from 25/03/1986
- Maintenance: £1031 payable every 6 months June / December inclusive of buildings insurance and water
- Holiday Lets allowed: No.
- Parking: Allocated parking space with permit



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.

