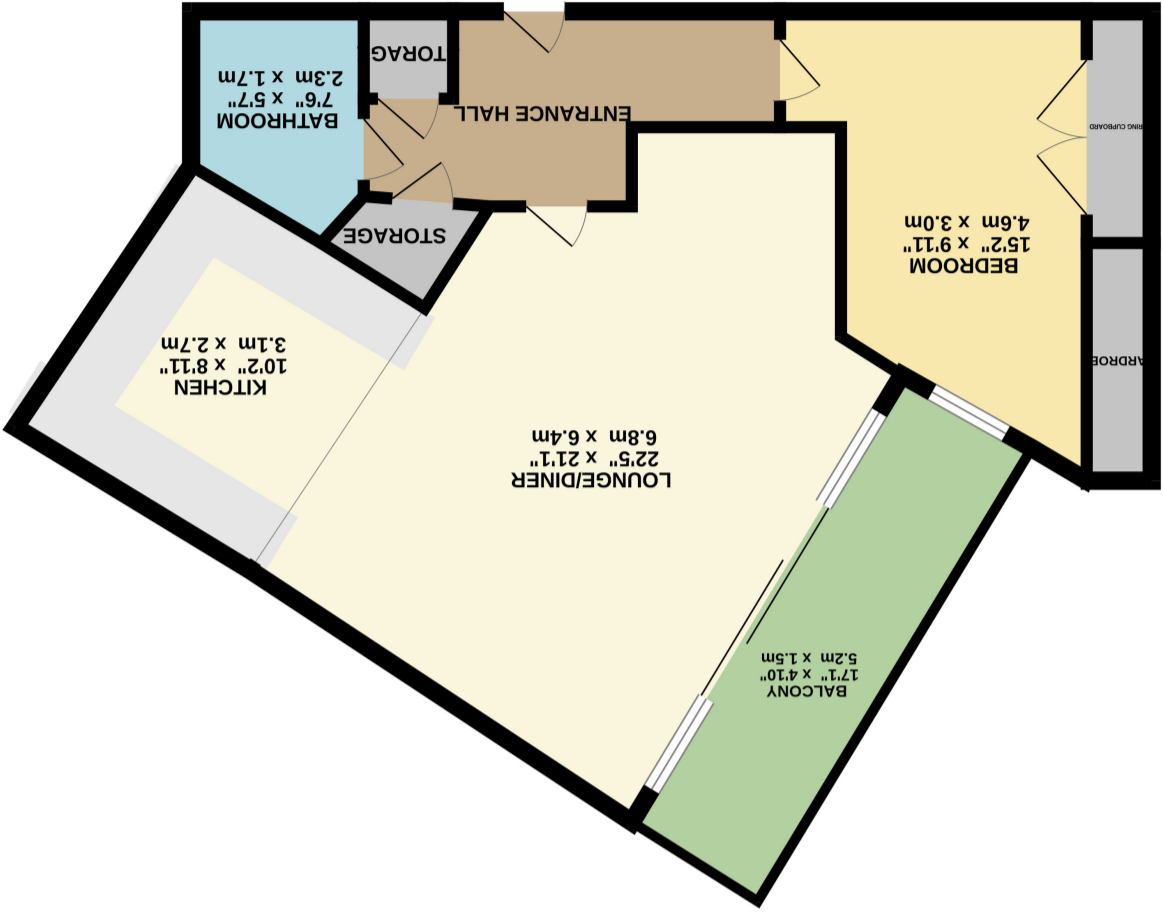


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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| Energy Efficiency Rating | | |
|---|-----------|--|
| Current | Potential | |
| 82 | 82 | |
| 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 | | |
| EU Directive 2002/91/EC | | |
| England, Scotland & Wales | | |

THIRD FLOOR





Entrance

Door with security entry phone system leading through to the Communal Entrance Hall, stairs or lift leading through to the third floor.

Entrance Hall

Smooth plastered ceiling, two ceiling light points, access to all principle rooms, power points, doors to two large storage cupboards.

Living/Dining/Kitchen

7.41m x 4.28m (24' 4" x 14' 1") Max. Kitchen Area: A good range of matching wall mounted and base units with work surfaces over, power points, integrated washing machine, stainless steel sink unit with mixer tap, inset four ring gas burner hob with stainless steel extractor hood over, integrated oven, integrated microwave, integrated full width dishwasher, integrated fridge freezer, open plan through to the Living/Dining Area.

Living Area: TV points, radiator, smooth plastered ceiling, two ceiling light points, power points, sliding double glazed door giving access through to the Balcony.

Balcony

Stainless steel glass balustrade, pleasant aspect.

Bedroom

3.60m x 3.00m (11' 10" x 9' 10") Spacious double bedroom, twin fitted wardrobes, power points, smooth plastered ceiling, ceiling light point, sealed unit double glazed window, radiator.

Bathroom

2.40m x 1.80m (7' 10" x 5' 11") Modern suite comprising of a panelled bath with mixer tap and shower attachment, tiled surround, close coupled WC, wash hand basin with mixer tap, tiled splash back, extractor, inset to ceiling spot lights.

Outside

There is one allocated parking space conveyed with this apartment.

Additional Information

Tenure: Leasehold
Lease Length: 125 years from June 2004
Ground Rent: £112.50 payable every 6 months
Service Charge: £1,199 payable every 6 months (this may vary slightly)
Parking: Allocated
Utilities: Mains Electricity/Mains Gas/Mains Water
Drainage: Mains Drainage
Broadband: Superfast
Mobile Signal: Refer to ofcom website
Flood Risk: Surface Water - very low. Rivers and the sea - Very Low.
Council Tax Band: C
EPC Rating: B



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.

