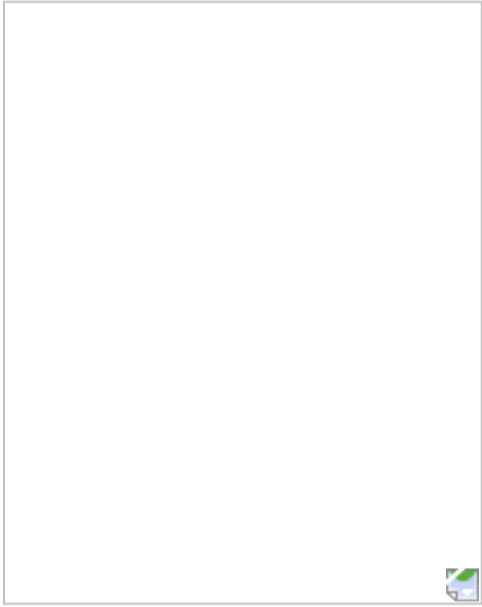
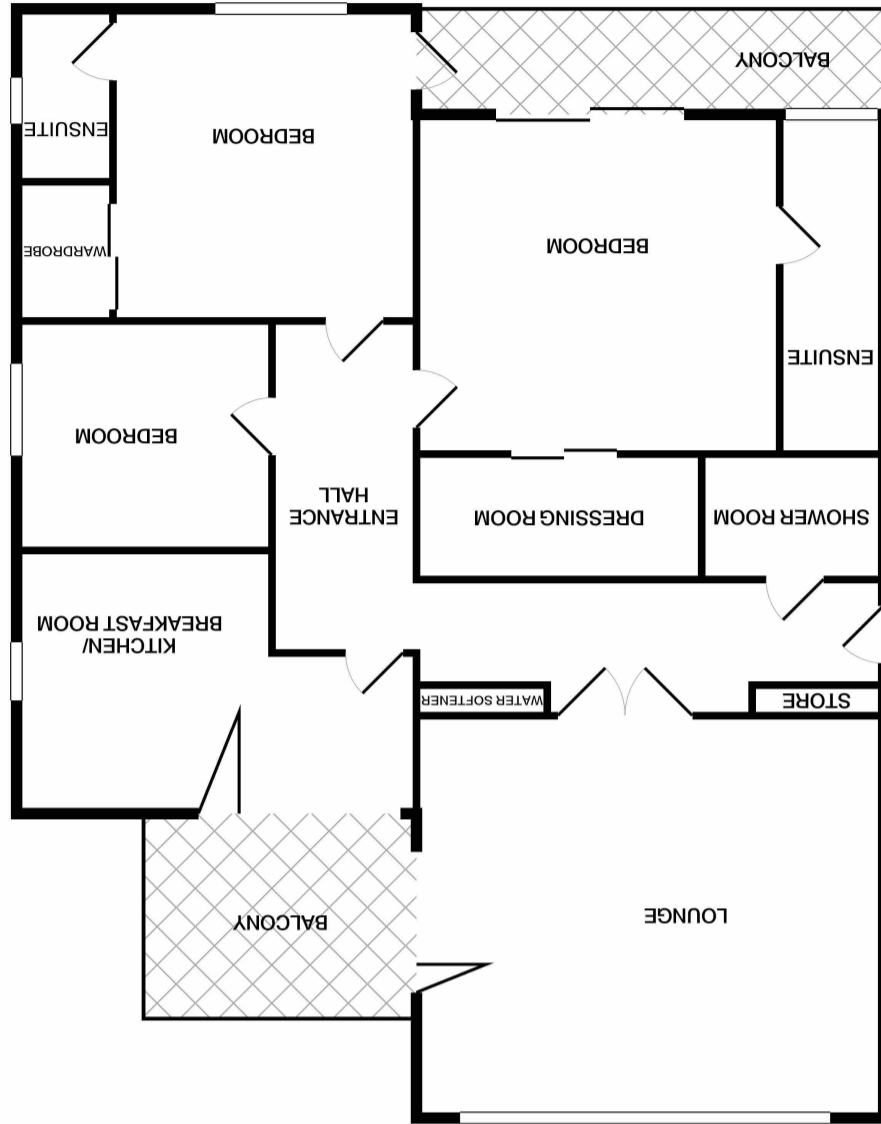


TOTAL APPROX. FLOOR AREA 1455 SQ. FT. (135.2 SQ. M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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### Entrance

Security entry phone system leading through to the Communal Entrance Hall, stairs or lift leading through to the raised ground floor. Door to Entrance Hall.

### Entrance Hall

Spacious L-Shaped Entrance Hall, smooth plastered ceiling, inset to ceiling spot lights, door to a storage cupboard, door to a further cupboard housing a Potterton pro max boiler serving domestic hot water and central heating systems, access to Shower Room, access to all principle rooms.

### Living/Dining Room

6.50m x 5.00m (21' 4" x 16' 5") Max. Very spacious room, smooth plastered ceiling, inset to ceiling spot lights, front aspect double glazed window offering a pleasant aspect, side aspect double glazed bi-folding doors giving access through to the Balcony, TV point, telephone point, radiator.

### Balcony

A good sized Balcony, enclosed by glass and balustrade, tiled floor, offering a pleasant aspect over the front of the building.

### Kitchen

4.70m x 4.70m (15' 5" x 15' 5") Max. A comprehensive range of matching wall mounted and base units with Quartz work surfaces over, countersunk sink unit with mixer tap, integrated dishwasher, Neff induction four ring hob with Neff stainless steel extractor hood over and drawer units beneath, integrated Neff oven, integrated Neff microwave over, space for up right fridge freezer, side aspect double glazed frosted window, smooth plastered ceiling, inset to ceiling spot lights, fitted blinds, sliding double glazed doors to a Balcony, radiator, tiled floor.

### Bedroom One

4.20m x 3.20m (13' 9" x 10' 6") Spacious double room, smooth plastered ceiling, inset to ceiling spot lights, radiator, access to En-Suite, access to Dressing Room, rear aspect sliding double glazed door giving access through to the Balcony.

### Bedroom One En-Suite

4.20m x 1.70m (13' 9" x 5' 7") Oversized wall mounted wash hand basin with monobloc tap, WC with concealed cistern, oversized tiled shower cubicle with thermostatic shower unit, double ended bath with tiled surround, tiled floor, rear aspect frosted double glazed window, smooth plastered ceiling, inset to ceiling spot lights, fitted mirror, chrome heated towel rail.



### Dressing Room

3.20m x 1.80m (10' 6" x 5' 11") Smooth plastered ceiling, inset to ceiling spot lights, a range of fitted shelving and drawer units.

### Bedroom Two

4.20m x 4.00m (13' 9" x 13' 1") Spacious double room, smooth plastered ceiling, inset to ceiling spot lights, sliding double doors to a large oversized walk in wardrobe with fitted rails and shelving for storage, rear aspect double glazed window with fitted blind, side aspect double glazed patio door giving access through to the Balcony.

### Bedroom Two En-Suite

2.30m x 1.50m (7' 7" x 4' 11") WC with concealed cistern, wall mounted wash hand basin with monobloc tap under a fitted mirror, side aspect double glazed frosted window, walk in tiled shower with thermostatic shower unit, smooth plastered ceiling, inset to ceiling spot lights, extractor, tiled floor, part tiled walls, shaver point.

### Balcony

Accessed from Bedrooms One and Two, tiled floor, enclosed by glass and stainless steel balustrade, power point, offering a pleasant aspect.

### Bedroom Three

3.40m x 2.70m (11' 2" x 8' 10") Further double room, smooth plastered ceiling, inset to ceiling spot lights, side aspect frosted double glazed window.

### Shower Room

1.90m x 1.80m (6' 3" x 5' 11") Tiled shower cubicle with thermostatic shower unit, WC with concealed cistern, wash hand basin with monobloc tap, under a fitted mirror, tiled floor.

### Outside

Balcombe Place is set on extremely well tended communal grounds. The development is gated for both cars and pedestrians.

There is one secure allocated parking space conveyed with this apartment.

### Additional Information

Tenure: Share Of Freehold 999 Years From 2009  
 Maintenance: £2,603.64 per annum (Until December 2022)  
 Council Tax Band: F  
 EPC Rating: B (85)

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.

