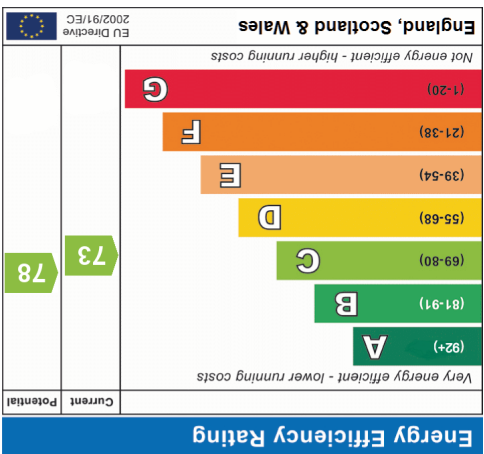


The floor plan shows a rectangular apartment layout. On the left side, there is a vertical stack of three rooms: a light blue bathroom at the top, a tan hallway in the middle, and a yellow bedroom at the bottom. To the right of the hallway is a small grey storage area. The right half of the apartment is a large, light yellow area labeled 'KITCHEN / LIVING'. The entire plan is enclosed by a thick black border, and the room labels are oriented vertically within their respective spaces.

Energy Efficiency Rating





Entrance

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

Entrance Hall

Electric heater, smooth plastered ceiling, ceiling light point, visual security entry phone system.

Living Room/Kitchen

5.20m x 3.60m (17' 1" x 11' 10") Kitchen Area: Smooth plastered ceiling, extractor, comprehensive range of matching wall mounted and base units with work surfaces over, inset hob with built in oven beneath and concealed extractor hood over, part tiled walls, power points, stainless steel sink unit with mixer tap, space for washing machine, integrated fridge, open plan through to the Living Room.

Living Room: Electric heater, smooth plastered ceiling, two ceiling light points, two double glazed windows offering a pleasant aspect, further electric heater, cupboard housing a Redring water heater and a wall mounted consumer unit, TV point, power points, arch leading through to the Bedroom.

Bedroom

4.40m x 3.50m (14' 5" x 11' 6") Electric heater, power points, smooth plastered ceiling, ceiling light point.

Shower Room

1.70m x 1.50m (5' 7" x 4' 11") Close coupled WC, pedestal wash hand basin with mixer tap, tiled shower cubicle with electric shower, extractor, smooth plastered ceiling, ceiling light point, heated towel rail.

Outside

The apartment benefits from one allocated parking space.

Additional Information

- Tenure - Leasehold
- Lease Term - 121 yrs remaining (approx)
- Service Charge - £1046.92 (x2) £2,093.84 in total
- Ground Rent - £323.52
- EPC Rating - C (73)
- Council Tax Band - B
- Building Insurance - £184.33



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.

