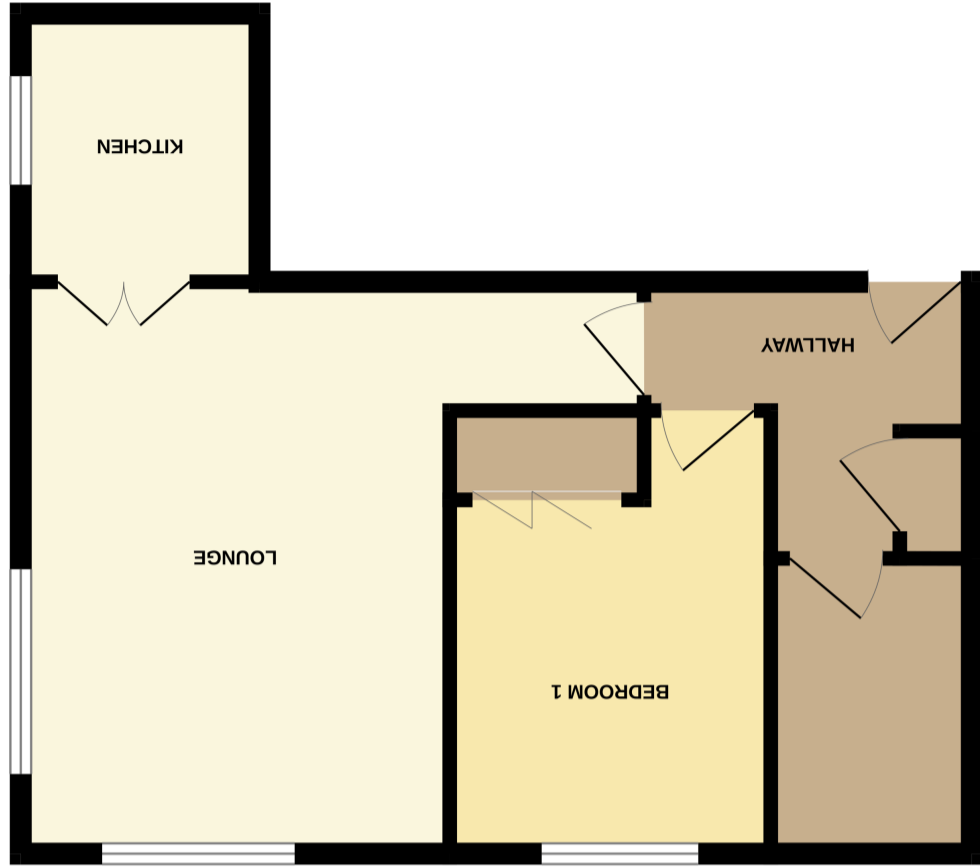


TOTAL FLOOR AREA: 439 sq.ft. (40.8 sq.m.) approx.
What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 is made with respect to their operation or efficiency can be given.



KITCHEN
439 sq.ft. (40.8 sq.m.) approx.

Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	66
E (39-54)	
F (21-38)	
G (1-20)	
	70
Very energy efficient - lower running costs	





Entrance

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

Entrance Hall

Coved ceiling, ceiling light point, access to all principle rooms, door to a storage cupboard with shelving housing a consumer unit.

Living/Dining Room

4.68m x 3.51m (15' 4" x 11' 6") Two electric heaters, dual aspect double glazed windows offering a pleasant aspect, power points, coved ceiling, two wall light points, TV point, double doors through to the Kitchen.

Kitchen

2.3m x 1.8m (7' 7" x 5' 11") Range of matching wall mounted and base units with work surfaces over, integrated oven, stainless steel sink unit with pillar taps, inset hob, power points, part tiled walls, side aspect double glazed window, coved ceiling, ceiling strip light.

Bedroom

3.64m x 2.62m (11' 11" x 8' 7") Double glazed window, electric storage heater, fitted double wardrobes, power points, wall light point.

Bathroom

2.42m x 1.64m (7' 11" x 5' 5") Converted for disabled access, walk in shower with Mira electric shower unit over, wash hand basin with pillar taps, tiled splash back, close coupled WC, tiled walls, electric heater, ceiling light point, coved ceiling.

Outside

There is parking available on a first come, first served basis.

Other Benefits

Communal Lounge, Laundry Room, and a guest suite is available within this development.

Additional Information

Tenure: Leasehold - 139 years from 1989 (not verified)
Service Charge: £304.45 Per Month including buildings insurance
Ground Rent:
Managing Agents: First Port
EPC Rating:
Council Tax Band: 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.

