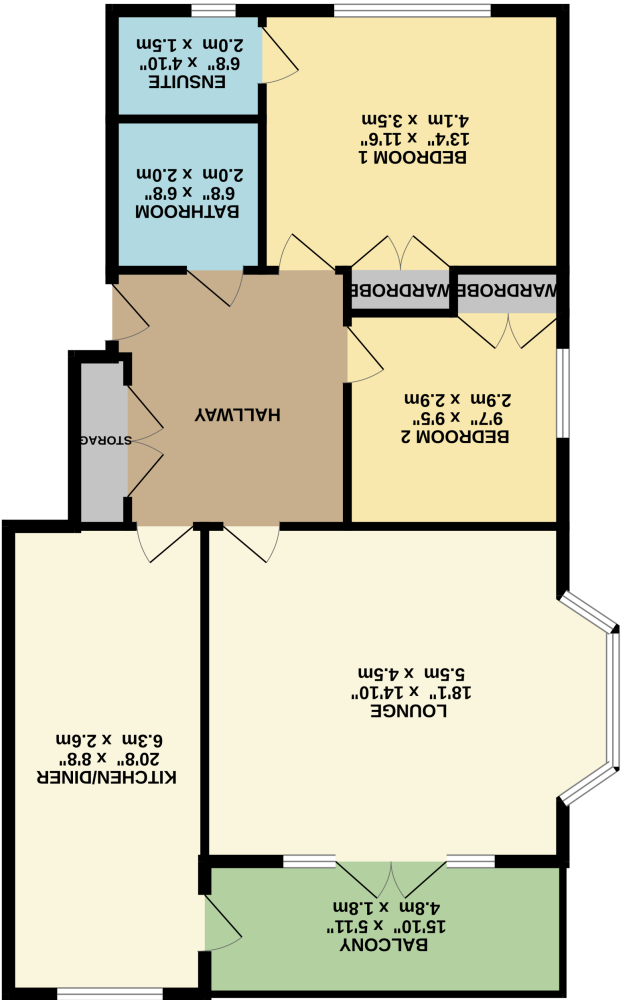


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropack v2023



Energy Efficiency Rating		
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)		
E (39-54)		
F (21-38)		
G (1-20)		
Very energy efficient - lower running costs		
Current	Potential	
80	81	







**Entrance**

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

**Entrance Hall**

3.46m x 3.23m (11' 4" x 10' 7") Spacious Entrance Hall, coved and smooth plastered ceiling, inset to ceiling spot lights, power points, telephone point, radiator, double opening doors to astorage cupboard housing a wall mounted consumer unit.

**Living Room**

5.51m x 4.52m (18' 1" x 14' 10") Spacious room, coved and smooth plastered ceiling, two ceiling light points, two wall light points, power points, TV point, side aspect double glazed bay window, rear aspect double opening double glazed patio doors giving access through to the Balcony with adjacent double glazed windows.

**Balcony**

Tiled floor, enclosed by stainless steel and glass balustrade, offering a pleasant view over the Communal Grounds and of a Southerly aspect.

**Kitchen/Dining Room**

6.3m x 2.65m (20' 8" x 8' 8") Comprehensive range of matching wall mounted and base units with granite work surfaces over, inset five ring gas burner hob, stainless steel extractor hood over, integrated oven, integrated microwave oven, composite sink unit with mixer tap, concealed lighting, integrated fridge and freezer, integrated washing machine, integrated dishwasher, cupboard housing a wall mounted Baxi boiler serving domestic hot water and central heating systems, power points, engineered oak flooring, rear aspect double glazed window, two radiators, coved and smooth plastered ceiling, inset to ceiling spot lights, side aspect double glazed door giving access through to the Balcony.



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 item shown will be included in the property.



**Bedroom One**

4.07m x 3.5m (13' 4" x 11' 6") Spacious double room, coved and smooth plastered ceiling, ceiling light point, radiator, power points, telephone point, fitted double wardrobe, front aspect double glazed window, door to En-Suite.

**En-Suite**

WC with concealed cistern, wall mounted wash hand basin with mixer tap, heated towel rail, tiled floor, front aspect double glazed window, oversized tiled shower cubicle with thermostatic shower unit, coved and smooth plastered ceiling, inset to ceiling spot lights, extractor.

**Bedroom Two**

2.92m x 2.88m (9' 7" x 9' 5") Good sized second Bedroom, fitted double wardrobe, radiator, power points, coved and smooth plastered ceiling, ceiling light point, side aspect double glazed window.

**Bathroom**

Shaped bath with tiled surround, thermostatic shower unit over, wall mounted wash hand basin with mixer tap, WC with concealed cistern, tiled walls, tiled floor, heated towel rail, coved and smooth plastered ceiling, inset to ceiling spot lights, extractor.

**Outside**

Powerscourt is set on extremely well tended communal grounds which are approached via secure electronically operated gates. There is one allocated off road parking space conveyed with this apartment.

**Additional Information**

Tenure - Share of Freehold

999 Years from 1.1.2006

Service Charge - Approx £2,500 per annum paid bi-annually

Ground Rent - Peppercorn