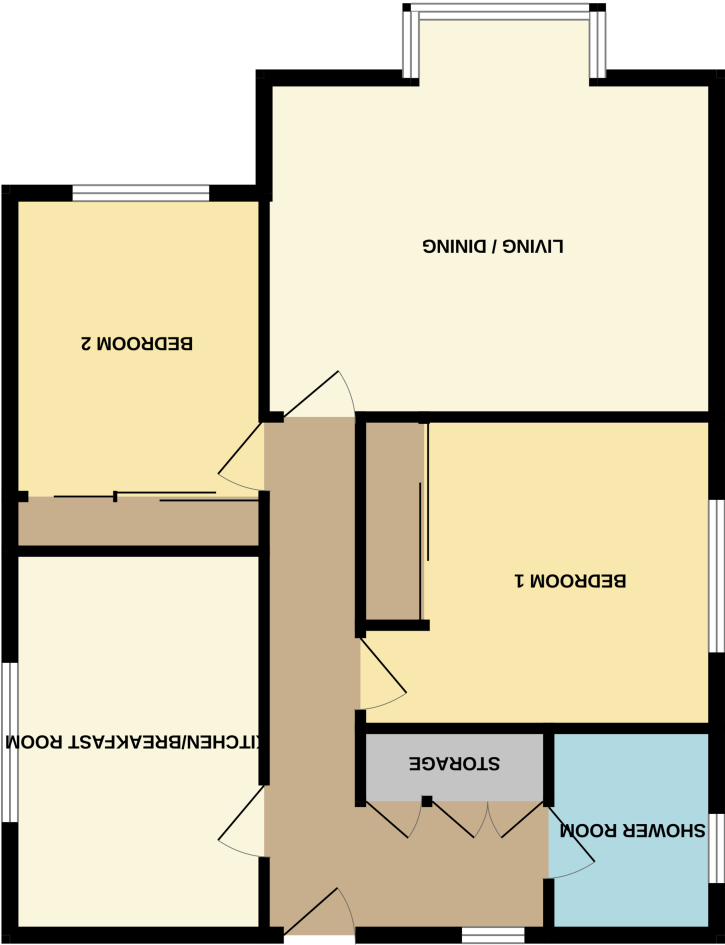


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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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2ND FLOOR  
715 sq. ft. (66.4 sq.m.) approx.







**Location.**

Westbourne is an upmarket residential location with an array of bars, bistros & cafes, literally a moments walk from this apartment. It is Ideally located within the "Golden Grid" and properties of this type are much in demand.

The apartment is also situated close to public transport links.

**Accommodation**

The apartment is a very well presented, high specification, two bedroom 2nd floor (top) property in this much desirable location. The property boasts a modern fully fitted kitchen with integrated appliances & a luxury & contemporary shower room, upon entry you have aspacious I-shaped entrance hall way with ample storage.

The kitchen/ breakfast room is on your left hand side and comprises tiled flooring, fully integrated with a comprehensive range of matching wall mounted and base units with work surfaces over, full width Bosch dishwasher, integrated Bosch washing machine, integrated Hotpoint induction hob with integrated Bosch oven beneath underneath an AEG extractor hood, part tiled walls, cupboard housing a combination boiler serving domestic hot water and central heating systems, integrated fridge and freezer, towel rail, smooth plastered ceiling, inset to ceiling spot lights.

The living / dining room has a bay window offering a good degree of natural light.

Both bedroom 1 & 2 are double rooms with luxury fitted wardrobes.

The property also has a luxury Ripples supplied shower room with floating wash hand basin and drawer units beneath, mixer tap, under a fitted mirror, floating WC with concealed Geberit cistern, walk in tiled oversized shower with thermostatic shower unit, towel rail, smooth plastered ceiling, inset to ceiling spot lights.

The property has a good size loft space which is part boarded and has a light.

**Kitchen**

4.06m x 2.71m (13' 4" x 8' 11")

**Living Room**

4.81m x 3.6m (15' 9" x 11' 10")

**Bedroom 1**

3.78m x 3.3m (12' 5" x 10' 10")

**Bedroom 2**

3.61m x 2.71m (11' 10" x 8' 11")

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.

