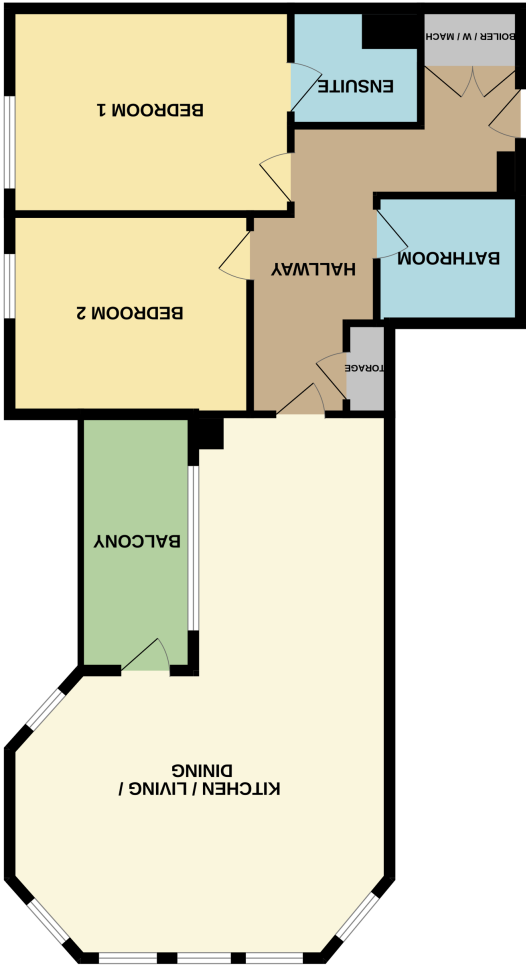


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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







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.



### Entrance

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

### Entrance Hall

Spacious Entrance Hall, wood effect laminate flooring, power points, smooth plastered ceiling, inset to ceiling spot lights, underfloor heating, door to a storage cupboard, double doors to a large storage cupboard housing a washer/dryer and a pressurised megaflow hot water system, wall mounted consumer unit.

### Living Room/Dining Room/Kitchen

8.47m x 5.94m (27' 9" x 19' 6") Max in to bay. Living/Dining Area: A very spacious and impressive room with a continuation of wood effect laminate flooring, power points, TV point, front aspect floor to ceiling double glazed windows which are southerly facing with sea views, ceiling light points, underfloor heating, double glazed door giving access through to the Balcony.

Kitchen Area: A contemporary Kitchen with a comprehensive range of matching wall mounted and base units with work surfaces over. ceramic hob with concealed extractor hood over, integrated oven with microwave oven over, stainless steel sink unit with mixer tap, concealed lighting, integrated fridge freezer, integrated full width dishwasher, inset to ceiling spotlights, side aspect double glazed window, underfloor heating.

### Balcony

Enclosed by balustrade, composite decked flooring, outside lights, of a pleasant Westerly aspect.

### Bedroom One

4.39m x 3.21m (14' 5" x 10' 6") Ceiling light point, smooth plastered ceiling, provision for wall mounted TV, power points, side aspect double glazed window offering plenty of natural light, underfloor heating, door giving access to En-Suite.

### En-Suite

2.02m x 1.84m (6' 8" x 6' 0") Luxury suite with over sized shower cubicle, wall mounted hand basin, WC with concealed cistern, tiled floor, chrome heated towel rail, inset to ceiling spotlights, smooth plastered ceiling.

### Bedroom Two

3.75m x 3.13m (12' 4" x 10' 3") Double room, ceiling light point, smooth plastered ceiling, floor to ceiling double glazed window, power points, underfloor heating, large side aspect double glazed window.

### Bathroom

2.26m x 1.98m (7' 5" x 6' 6") Luxury suite with floating wash hand basin, tiled splash back, bath with tiled surround, mixer tap and shower attachment, WC with concealed cistern, tiled floor, chrome heated towel rail, inset to ceiling spotlights, smooth plastered ceiling.

### Outside

Hawthorne Court is set on extremely well maintained communal grounds.

### Parking

There is one allocated off road parking space conveyed with this apartment.

### Additional Information

Tenure: Share of Freehold

Lease Term - 999 years (The Share of Freehold is currently in the process of being purchased and a new underlying 999 year Lease shall be issued on completion).

Service Charge - £438.40 half yearly

Estate Charge - £761.98 half yearly

Council Tax: Band D