

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 Metropix ©2025



622 sq. ft. (57.7 sq. m.) approx.

Energy Efficiency Rating	
Potential	Current
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	
England, Scotland & Wales EU Directive 2002/91/EC	
73	72





### Entrance Hall

Situated on the second floor, two allocated storage cupboards in the communal hallway. Spacious Entrance Hall, double doors to a large storage cupboard, hatch providing access to a boarded loft space (approximately 20-25 sq m), period coving, additional storage cupboard.

### Kitchen

4.06m x 2.40m (13' 4" x 7' 10") Max. Modern fitted Kitchen with an integrated oven, four ring gas burner hob and concealed extractor hood over, tiled splash back, wall-mounted boiler serving domestic hot water and central heating systems, side aspect double glazed window, space for washing machine and fridge freezer, integrated slimline dishwasher, recessed bench seat area creating a dining space with feature light fitting.

### Living Room

3.95m x 3.62m (13' 0" x 11' 11") Spacious room with wall lights, wooden beams and feature fireplace, side aspect double glazed window.



### Bedroom One

3.71m x 3.64m (12' 2" x 11' 11") Spacious double room, side aspect double glazed window, double opening doors to a fitted wardrobe providing ample hanging space and shelving for storage.

### Bedroom Two

3.44m x 2.65m (11' 3" x 8' 8") Further double room, double glazed window, period coving and wooden beams.

### Bathroom

2.53m x 1.39m (8' 4" x 4' 7") Modern suite comprising of a bath with mixer tap and thermostatic rainfall shower unit, close coupled WC, wash hand basin with mixer tap, storage beneath, part tiled walls, extractor.

### Outside

There is one allocated parking space conveyed with this apartment.

There is a small grassed area out of the front of the block for communal use.

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.

