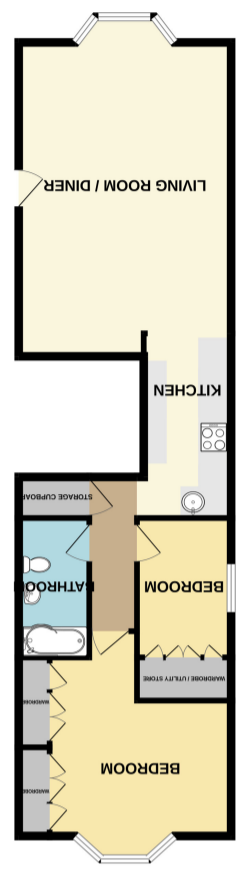


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

TOTAL FLOOR AREA: 739 sq ft (68.6 sq m) approx. (Made with Menergy 2024)



GROUND FLOOR APARTMENT 739 sq ft (68.6 sq m) approx.

Energy Efficiency Rating	
Potential	Current
80	80

Energy Efficiency Rating	
Very energy efficient - lower running costs	Not energy efficient - higher running costs
A (92+)	G (1-20)
B (81-91)	F (21-38)
C (69-80)	E (39-54)
D (55-68)	D (55-68)

England, Scotland & Wales
EU Directive 2002/91/EC





ENTRANCE

From communal hallway via hardwood personal entrance door into open plan living room/dining.

LIVING ROOM/DINING

21' 6" x 14' 7" (6.55m x 4.45m) UPVC double glazed Bay window to front. Smooth plastered coved ceiling throughout with two ceiling light points and ceiling mounted smoke alarm. Wall mounted double banked panelled radiator, carpet laid throughout. Opening through to kitchen.



KITCHEN

14' 3" x 6' 0" (4.34m x 1.83m) Smooth plastered coved ceiling with inset LED spotlighting, ceiling mounted smoke alarm and carbon monoxide alarm. Range of wall mounted and base level gloss kitchen and drawer units, with rolled edged worktop incorporating a four ring induction hob and stainless steel extractor over. Stainless steel circular sink unit with mixer tap & drainer. Split level oven/grill/microwave combination. Tiled splashbacks throughout. Space for under counter fridge, space & plumbing for washing machine and slimline dishwasher. Wall mounted panelled radiator. Karndean flooring laid throughout opening through to inner hallway with access to built in airing cupboard. Additional ceiling mounted smoke alarm and ceiling light point.



BEDROOM TWO

12' 6" into wardrobes x 6' 2" (3.81m x 1.88m). UPVC double glazed window to side aspect. Smooth plastered coved ceiling with ceiling light point. Wall mounted panelled radiator. Herringbone effect vinyl flooring. Built in storage cupboard/wardrobes providing space for tumble dryer.

BATHROOM

9' 6" x 4' 11" (2.90m x 1.50m) Smooth plastered coved ceiling with inset LED spotlights and ceiling mounted extractor vent. Suite comprises of panelled bath with enlarged shower area with bath mixer taps and thermostatic mixer shower attachment. Tiled bath surround, wall mounted tiles extending round half height to the remainder of the bathroom. Pedestal wash basin with mixer tap, push flush WC, wall mounted chrome heated towel rail. Tile flooring throughout.

MAIN BEDROOM

12' 6" to built in wardrobes x 11' 2" narrowing to 9'3". UPVC double glazed Bay window to rear aspect. Smooth plastered coved ceiling with ceiling light point. Wall mounted double banked panelled radiator inset to Bay window. Built in fitted wardrobes. Carpet laid throughout.

ADDITIONAL INFO

Council Tax Band C
Service Charge: Approx £1536.13 p/a
Ground Rent: £350.00
Lease Term Remaining: 94 years

