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THIRD FLOOR
850 sq. ft. (79.0 sq.m.); approx.





Entrance

Door with security entry phone system leading through to communal entrance hall, stairs or lift leading through to the third floor, door to spacious entrance hall.

Hallway

4.89m x 2.32m (16' 1" x 7' 7") Luxury wood effect laminate flooring, door to storage cupboard, smooth plastered ceiling, inset to ceiling light points, double doors to further storage cupboard, power points, telephone point, access to all principle rooms.

Kitchen/Breakfast Room

5.03m x 3.00m (16' 6" x 9' 10") A spacious room with a contemporary fully fitted kitchen with matching wall mounted and base units & handle-less doors and granite effect work surfaces over, composite sink unit with mixer tap, integrated 'Bosch' oven & microwave oven, induction hob with extractor hood over. Integrated fridge freezer, integrated washer dryer, front aspect double glazed window, power points, continuation of wood effect flooring, electric heater, two ceiling light points, smooth plastered ceiling.



Living Room

5.46m x 3.67m (17' 11" x 12' 0") Front aspect double glazed window, power points, smooth plastered ceiling, two ceiling light points, double glazed door giving access to balcony, superb mediawall with electric living flame fire with provision for TV over.

Balcony

Enclosed by balustrade, pleasant views.

Bedroom One

4.77m x 3.00m (15' 8" x 9' 10") Spacious double room, rear aspect double glazed window, power points, smooth plastered ceiling, ceiling light point, fitted four door wardrobe.

Bedroom Two

3.69m x 3.42m (12' 1" x 11' 3") Ceiling light point, power point, electric heater, rear aspect double glazed window, fitted triple wardrobe.

Bathroom

3.80m x 1.93m (12' 6" x 6' 4") Contemporary bathroom suite comprising of; shaped bath, monobloc tap, floating sink unit with monobloc tap and drawer unit beneath, WC with concealed cistern, oversized tiled shower cubicle with thermostatic shower unit with two shower heads, heated towel rail, double doors to a cupboard housing a "Joule" pressurised hot water cylinder, frosted double glazed window, continuation of luxury flooring, ceiling light point.



Outside

The block is situated on extremely well attended communal grounds predominately laid to lawn.

Garage: A garage is also conveyed with this apartment with an up and over door, power and light.

Additional Information

Tenure: Leasehold with a SHARE OF FREEHOLD.

Lease: TBC

Maint: Approx. £2400 to include water & Sewerage.

GR:

Building Insurance: Included within the Maint - Amount TBC

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.

