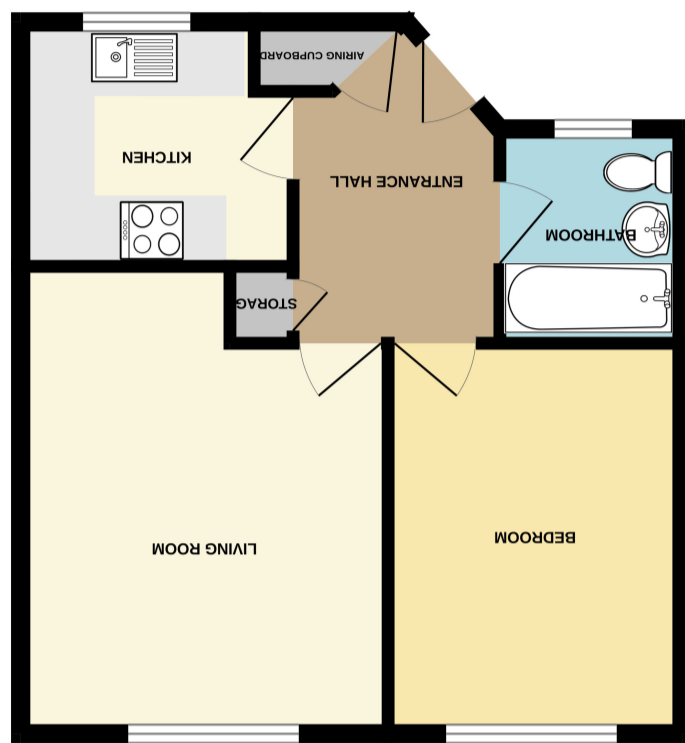


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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 - 418 sq ft (38.8 sq m) approx. Made with Metreplan 2020



FIRST FLOOR MAISONETTE  
418 sq.ft. (38.8 sq.m.) approx.

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)
Not energy efficient - higher running costs	G (1-20)
Current	61
Potential	74

**Energy Efficiency Rating**





### ENTRANCE

Approached via communal grounds with external staircase to first floor terrace with recently installed UPVC double glazed composite entrance door to accommodation.

### SPACIOUS ENTRANCE HALL

9' 5" x 5' 9" (2.87m x 1.75m) Pull down loft hatch with fitted loft ladder to a boarded loft. Ceiling light point. Wood laminate flooring laid throughout. Two built in storage cupboards, one housing a recently installed (2026) pressurised hot water system and cylinder. Additional shelving for towels, linen etc. The other cupboard providing cloaks hanging and shoe storage space.



### LIVING ROOM

14' 4" narrows to 11' 11" x 11' 3". UPVC double glazed Georgian style windows to rear aspect. Coved ceiling with ceiling light point. Wall mounted electric storage heater. Various power points and TV aerial point/Sky TV. Wood laminate flooring laid throughout.



### KITCHEN

8' 4" x 7' 6" (2.54m x 2.29m) UPVC double glazed Georgian style window to front aspect. Ceiling light point. Modern gloss kitchen comprises a range of wall mounted and base level kitchen cabinet & drawer units with monobloc style walnut effect rolled edged worktops. Incorporating a stainless sink unit with mixer tap & drainer, four ring electric hob with integral electric fan assisted oven & grill combo beneath. Amtico floor tiles. Space & plumbing for under counter washing machine (to remain) Space for free standing fridge/freezer (to remain).

### BEDROOM

11' 11" x 9' 0" (3.63m x 2.74m) UPVC double glazed Georgian style window to rear aspect. Ceiling light point. Modern electric thermostatic controlled wall mounted heater. Carpet laid throughout.

### THREE PIECE BATHROOM

Obscure UPVC double glazed Georgian style window to front. Ceiling light point. Suite comprises of a panelled bath with mosaic style wall tiles, extending to the remaining sanitary areas. Thermostatic mixer shower over with glass pivoting shower screen. Pedestal wash basin and close coupled WC. Wall mounted electric heater/towel rail. Amtico vinyl tiled flooring laid throughout.

