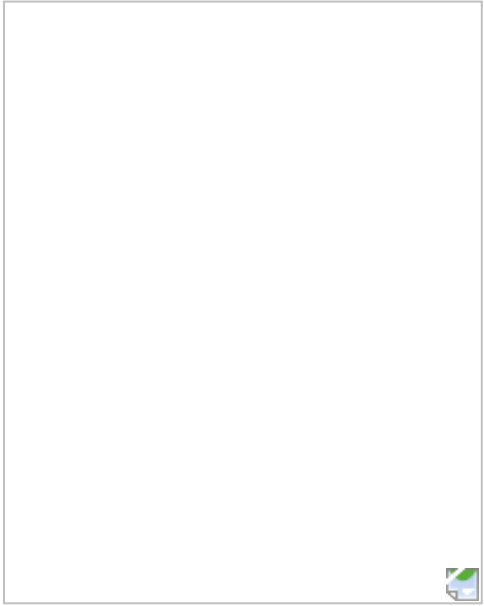


TOTAL FLOOR AREA: 743 sq.ft. (69.1 sq.m.) approx.  
What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for 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 quality or efficiency can be given. Made with MetreX 5024



4TH FLOOR  
743 sq.ft. (69.1 sq.m.) approx.







### Communal Entrance

Door with visual security entry phone system through to communal entrance hall, stairs or lift leading to the 4th floor, door to:

### Spacious Entrance Hall

Spacious L shaped entrance hall, tiled flooring, radiator, smooth plastered ceiling, two ceiling light points, access to all principle rooms, power points, telephone point, visual entry phone system, digital thermostat, Doors off entrance hall to a large storage cupboard currently housing a Greenwood air vac air flow system, also housing a floor mounted "Heatrae sadiah" electric central heating boiler serving the domestic hot water and central heating system, space and plumbing for washing machine, wall mounted consumer unit.

### Kitchen / Living / Dining Area

6.39m x 4.07m (21' 0" x 13' 4") Living / dining area: Continuation of tiled floor, radiator, smooth plastered ceiling, two ceiling light points, power points, tv point, two radiators, floor to ceiling double glazed window, double glazed door giving access to:

Balcony: Glass & stainless steel balustrade, with decked flooring, offering fantastic sea views.

Kitchen: A good size kitchen with a range of matching wall mounted and base units with granite work surfaces over, counter sunk sink unit with mixer tap, power points, AG induction hob with AG extractor hood over, integrated microwave, integrated double-oven, built in fridge and freezer, integrated full width dishwasher.

### Bedroom 1

4.52m x 2.8m (14' 10" x 9' 2") Spacious room, ceiling light point, radiator, power points, tv point, large side aspect double glazed window offering panoramic sea views, sliding mirror fronted double wardrobe providing ample hanging space and shelving for storage, door to en-suite.

### En-Suite

2.27m x 1.38m (7' 5" x 4' 6") Wall mounted wash hand basin, monobloc tap, WC with concealed cistern, fitted mirror, tiled walls and floor, chrome heated towel rail, oversized tiled shower cubicle with thermostatic shower unit, additional oversized shower head, shaver point, smooth plastered ceiling, inset to ceiling spotlights.

### Bedroom 2

3.68m x 2.57m (12' 1" x 8' 5") Spacious second bedroom, radiator, ceiling light point, smooth plastered ceiling, fitted mirrored sliding door wardrobe, large double glazed window offering panoramic sea views.

### Main Bathroom

2.07m x 1.65m (6' 9" x 5' 5") Continuation of tiled flooring, panelled bath with thermostatic shower unit over, tiled walls, wall mounted wash hand basin with mono bloc tap, fitted mirror, WC with concealed cistern, chrome heated towel rail, smooth plastered ceiling, inset to ceiling spotlights.

### Outside

West Coast is situated on extremely well tended & secure communal grounds. There is also a secure underground parking space conveyed with this property.

### Additional Information

Leasehold: 143 years unexpired

Service Charge: approx. £4,200 per annum (to be confirmed and we are informed this is due to be reduced) Call the office for further information.

Ground Rent: £250 per annum

Council Tax: Band D

EPC: D



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.

