



SECOND FLOOR
823 sq.ft. (76.5 sq.m.) approx.

TOTAL FLOOR AREA : 823 sq.ft. (76.5 sq.m.) approx.
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.
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Entrance

Door with security phone entrance system leading through to communal Entrance Hall. Stairs and lift leading through to the second floor.

Entrance Hall

Door to spacious hallway, access to all principle rooms, telephone point, ceiling light point, coved ceilings, door to a large airing cupboard with shelving over, radiator, door to additional storage cupboard.

Living/Dining Area

6.15m x 3.99m (20' 2" x 13' 1") Max. Four wall light points, coved ceiling, TV point, power point, side aspect double glazed bay window, radiator, sliding double glazed doors to balcony.

Balcony

Pleasant southerly aspect balcony which is enclosed by a balustrade. Views over the communal gardens.

Kitchen

4.36m x 2.67m (14' 4" x 8' 9") Spacious Kitchen/Breakfast Room, side aspect double glazed window, two ceiling light points, coved ceiling, comprehensive range of matching wall mounted and base units with work surfaces over, integrated double oven, inset hob with extractor over, space for washing machine & extra space for domestic appliance, composite sink unit with mixer tap, part tiled walls, ppts.

Bedroom One

4.37m x 3.38m (14' 4" x 11' 1") Max. Very spacious double room, power point, fitted double wardrobes, cove ceiling, radiator, rear aspect double glazed windows, TV points, ceiling light point, door to en-suite.

En-Suite

2.37m x 1.18m (7' 9" x 3' 10") Max. Oversized tiled shower cubicle with electric shower, shaver point, cove ceiling, ceiling light point, pedestal wash hand basin with mixer tap, close coupled WC, side aspect double glazed window.

Bedroom Two

3.25m x 2.87m (10' 8" x 9' 5") Max. Spacious double bedroom, coved ceiling, ceiling light point, power points, front aspect double glazed window, radiator, fitted wardrobe

Bathroom

2.09m x 1.86m (6' 10" x 6' 1") Close coupled WC, side aspect double glazed frosted window, shaver point, radiator, pedestal wash hand basin with mixer tap, cove ceiling, ceiling light point, bath with shower attachment.

Outside Area

Chine Grange is set on extremely well tended communal grounds which are predominately laid to lawn with shrub borders. There is visitor parking also.

Garage

There is an allocated garage with an up and over door conveyed with this apartment.

Additional Information

Tenure - Leasehold
Ground Rent - Peppercorn
Length of lease - 148 yrs
Maintenance - £2,143.20 per annum
Council Tax Band - E
EPC Rating - E



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 item shown will be included in the property.

