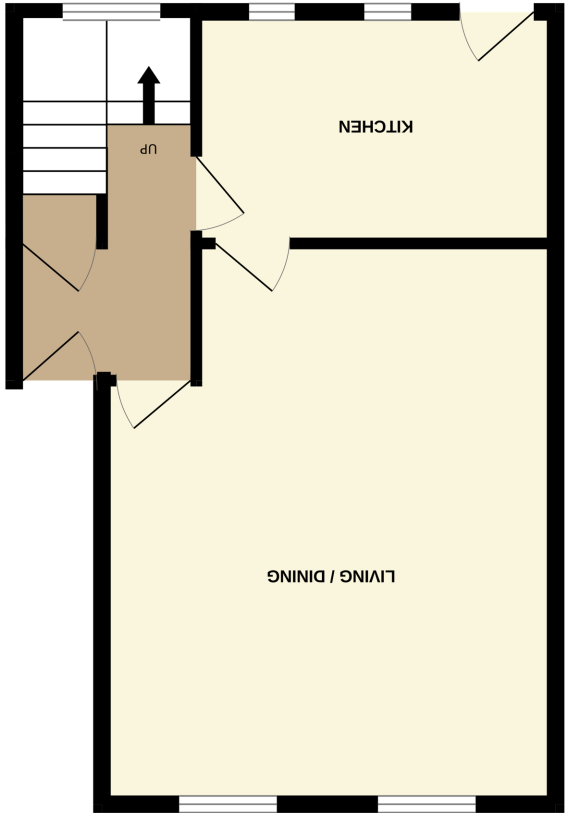


2ND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.2 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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Approach

Steps leading up from the rear of the property to the kitchen or communal door leading to the communal entrance hall with steps to the first floor, with door to:

Entrance Hall

Access to all principle rooms, under stairs storage cupboard, stairs giving access to second floor.

Living/Dining Room

5.74m x 4.65m (18' 10" x 15' 3") Very spacious room, two front aspect double glazed windows allowing ample natural light into the room.

Kitchen

3.67m x 2.58m (12' 0" x 8' 6") Modern Kitchen comprising of an oven, hob and stainless steel extractor hood over, part tiled walls, washing machine, space for further domestic appliance, sink unit with mixer tap, tiled floor.

Roof Terrace

Good sized roof terrace, enclosed by brick walling, situated by the approach to the flat on the right hand side.

Second Floor Landing

Doors to storage cupboards, access to Bedrooms, Bathroom and WC.

WC

Close coupled WC, double glazed window.

Bedroom One

3.64m x 3.64m (11' 11" x 11' 11") Spacious double room, two front aspect double glazed windows allowing ample natural light into the room, door to a built in wardrobe with hanging rail.

Bedroom Two

3.81m x 2.44m (12' 6" x 8' 0") Further double room, rear aspect double glazed window, door to a built in wardrobe.

Bedroom Three

3.64m x 2.06m (11' 11" x 6' 9") Good sized third bedroom, front aspect double glazed window.

Bathroom

2.43m x 1.37m (8' 0" x 4' 6") Modern suite, heated towel rail, wash hand basin with mixer tap, panelled bath, electric shower unit over, double glazed window.



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.

