



Boasting over 1,400 Sq ft, and 2 dedicated parking spaces, the accommodation briefly comprises: entrance lobby through to an impressive 27ft reception room with magnificent high ceilings, dual aspect windows, and a feature spiral staircase leading to the mezzanine level; open to kitchen area with its range of fitted units, work surfaces, some integrated appliances and spot lighting; storage and utility cupboard; WC/cloakroom. Three bedrooms: bedrooms one and two both with dual aspect windows, and bedroom one with fitted wardrobe storage and an en-suite shower room; family bathroom complete with three piece suite; mezzanine level providing an office space, ample storage loft.



Luxury Mezzanine Apartment | Exclusive Development
| 1,454 Sq ft (135.1m2) | Three Bedrooms | 27ft
Reception Room | Kitchen Area | Mezzanine Level |
Bathroom | Separate WC | EnSuite Shower Room | 2
Parking Spaces | Gated Community | No Onward Chain
| Leasehold – approx. 973 years | Service Charge
£7,719.48 | | 71

Offers Over £595,000

IMPORTANT NOTE: These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

