





## Property Description

A bright and airy top floor apartment with lovely views, large windows, comprising of lovely open plan lounge and kitchen area, two bedrooms and two bathrooms, lift and parking.

## Approach

Security entry phone system leads to communal entrance hall with lift.

## Entrance Hallway

Front door leads through to entrance hall with large storage cupboard, having space and plumbing for automatic washing machine.

## Lounge Area

14' 2" x 13' 6" Max ( 4.32m x 4.11m Max )

Large floor to ceiling picture windows with views, wood effect flooring, TV aerial point.

## Kitchen Area

10' 10" x 5' ( 3.30m x 1.52m )

Fitted with a range of base and wall mounted white gloss fronted units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, space for fridge freezer, four ring electric hob with oven and grill beneath with cooker hood above.

## Bedroom One

14' 6" plus door recess x 10' 5" ( 4.42m plus door recess x 3.17m )

large picture window to the front, door through to:

## En-Suite

Fitted with a white suite comprising double shower cubicle with electric shower fitted, low level WC, wash hand basin with mixer tap.

## Bedroom Two

9' 10" x 8' 5" ( 3.00m x 2.57m )

Large feature window to the front, cupboard housing the central heating boiler.

## Bathroom

Fitted with a white suite comprising of bath with mixer shower over, low level WC, wash hand basin with mixer tap.

## Outside

One allocated parking space.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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Property Ref: BAL106007 - 0003



Tenure: Leasehold

