







#### Communal entrance hallway

Entryphone controlled reception area leading to lift to all floors.

#### Entrance hallway

Skylight. Wood flooring. radiator. Wall mounted thermostat. Oak finished doors to:

#### Cloak room

Skylight. Fully tiled walls and floor. Back to wall WC and matching vanity unit.

#### Lounge with Juliette balcony

Wood flooring. Contemporary radiator.

#### Kitchen

Skylight. Fitted with a full range of wall and base mounted units with quartz worksurfaces and upstands over. Inset single drainer stainless steel sink unit. Stainless steel oven with matching gas hob over. Integrated fridge freezer. Integrated washing machine. Tiled floor with underfloor heating controlled by wall mounted thermostat.

#### Landing

Oak finished doors to:

#### Bedroom

Double glazed patio doors to private terrace. Radiator.

#### Bathroom

Fully tiled walls and floor. Paneled bath with shower attachment over. Low level WC and pedestal wash hand basin. Illuminated and heated mirror.

#### Allocated parking

With secure remote controlled gates.

#### Lease

Brand new 150 year lease

#### Ground rent

£250 per annum

#### Maintenance

£1200 per annum approximately

