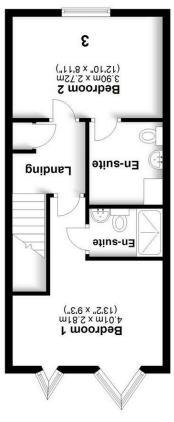


Total area: approx. 66.0 sq. metres (710.6 sq. feet)

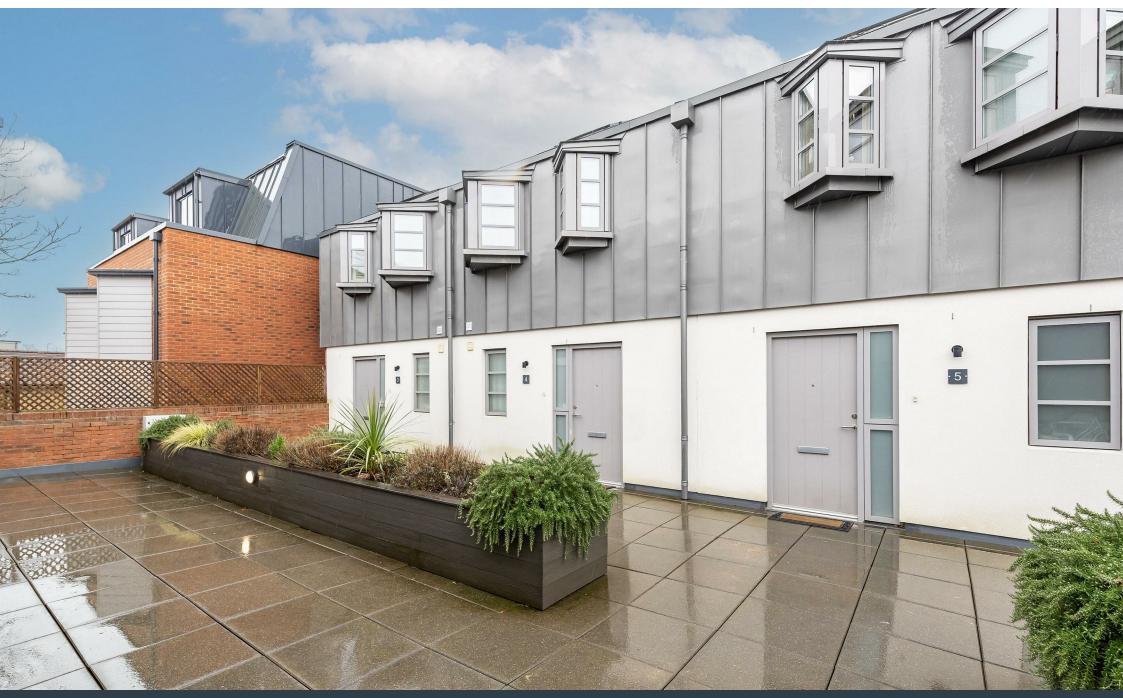
Not to scale, for identification purposes only.
Plan produced for Daniels Estate Agents
Plan produced using PlanUp.





Second Floor

First Floor











Staircase and lift to Courtyard level. Entryphone system.

Entrance Hallway

Storage cupboard. Carpeted stairs to first floor. Imperial Oak effect flooring throughout the ground floor. Doors to:

loakroom

Window to front. Back to wall WC. Wash hand basin. Feature tiled wall. Chrome heated towel rail.

Kitchen/Living Room

Triple glazed french doors to balcony with fitted plantation style shutters. Fitted with a quality range of high gloss wall and base mounted units with Quartz worksurfaces and matching upstands. Fully tiled with complimentary splash backs. Integrated Bosch appliances to include oven and hob, microwave, fridge/freezer and washing machine/dryer. Useful understairs storage cupboard with fitted shelving.

Landing

Storage cupboard. Access to part-boarded loft with fitted ladder.

Bedroom One

Windows to courtyard at rear with fitted plantation-style shutters. Bespoke handmade fitted wardrobes and work station. Fitted carpet.

En-suite Shower

Suite by CP Hart comprising glazed shower cubicle with monsoon shower head and wand attachment, back to wall WC and wash hand basin with vanity unit. Part tiled.

Bedroom Two

Windows to front with plantation-style shutters. Bespoke handmade fitted wardrobes and drawers. Fitted carpet.

En-suite Bathroom

Suite by CP Hart comprising bath with side fill tap, shower over and glazed screen, back to wall WC and wash hand basin with vanity unit. Part tiled.



Communal courtyard area with raised planters and secure cycle storage. Lobby with access to lift. Allocated parking.

Lease

125 years with 120 years remaining

Maintenance

Circa £1700 per annum. Property management company with owner representation.

Ground Rent

£350 per annum















