





Modern Stylish Penthouse two bedroom apartment situated in the former Flour Mill dating back to the early 1900's and is offered with no onward chain. The apartment benefits from views of the river Lark and gardens of the Riverside Hotel.

Tenure: Leasehold

Council Tax Band: C

EPC: D

Property Type : Apartment

Property Construction: Brick and tile

Number & Types of Room: Please refer to the floorplan

Square Footage: 958

Parking: Allocated Parking

Utilities / Services

Electric Supply: Mains

Heating: Underfloor Heating

Water Supply: Mains

Sewerage: Mains

Broadband Connected: Yes

Rights of Way – None that the vendor is aware of

Listed – N/A

Conservation Area – No

KITCHEN

Wood flooring, modern cream gloss base and eye level units, wood effect work surface, ceramic hob with extractor over, electric oven and microwave, integrated dishwasher, fridge/freezer, tiled splash back, space for washing machine, sink with mixer tap.



LIVING ROOM

Wood flooring, vaulted ceiling, feature windows.

HALLWAY

Carpet flooring, airing cupboard, spiral staircase to main bedroom.

BEDROOM 2

Carpet flooring, vaulted ceiling, window to front.

BATHROOM

Tiled flooring, double shower, toilet, sink with vanity, tiled splash back.

MASTER BEDROOM

Carpet flooring, exposed beams, ensuite.

ENSUITE

Tiled flooring, shower, toilet, sink with vanity, feature window.

OUTSIDE

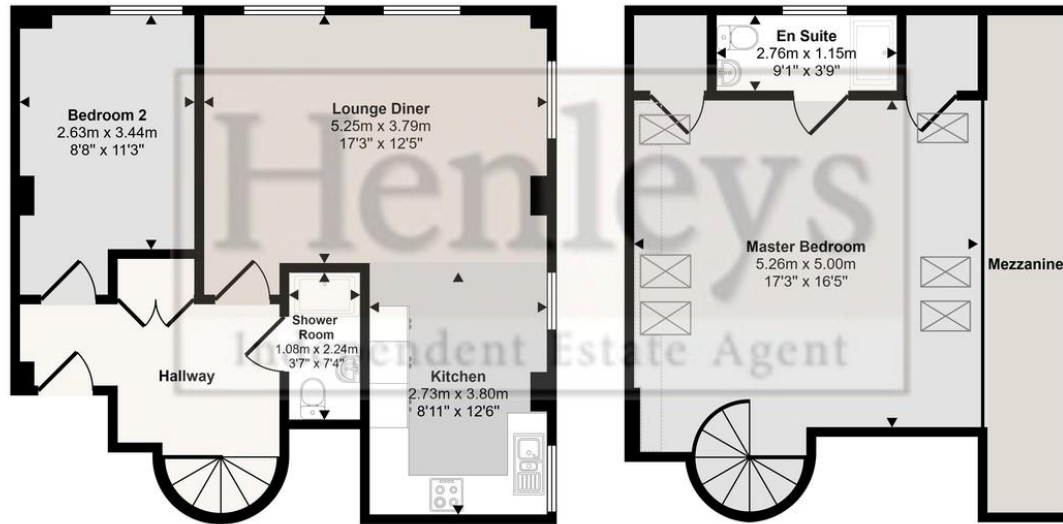
Communal decked area overlooking the river and gardens. One allocated covered carport space plus communal visitors spaces.







Approx Gross Internal Area
89 sq m / 958 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		