





A beautifully appointed two bedroom top floor apartment, newly built in 2019 having a stunning open plan space, good access to a range of local amenities and transport links and car park providing parking facility. The property benefits from two well proportioned bedrooms, a three bathroom and a fully fitted kitchen with Smeg appliances. Viewing is highly recommended strictly via appointment only.



Accommodation

Leading through a communal entrance door with intercom system, having meter cupboard and stairs rising. The apartment is located on the top floor.

Entrance hall

With central heating radiator, storage and doors leading off to:

Kitchen Diner Living

Kitchen

With a selection of matching wall and base units having a straight edge preparation work surface, Smeg electric oven, Smeg four ring induction hob, Smeg dishwasher, tiled splash backs, fridge freezer, one and a half bowl sink with mixer tap and drainer, recessed spotlighting, double glazed window to the side elevation.

Living Dining

With central heating radiator, double glazed French doors leading onto the Juliet balcony.

Master Bedroom

With central heating radiator and a double glazed window to the front elevation.

Bedroom Two

With central heating radiator and a double glazed window to the front elevation.

Family Bathroom

With a three piece suite comprising: low level wc, wash hand basin with mixer tap, bath with mixer tap



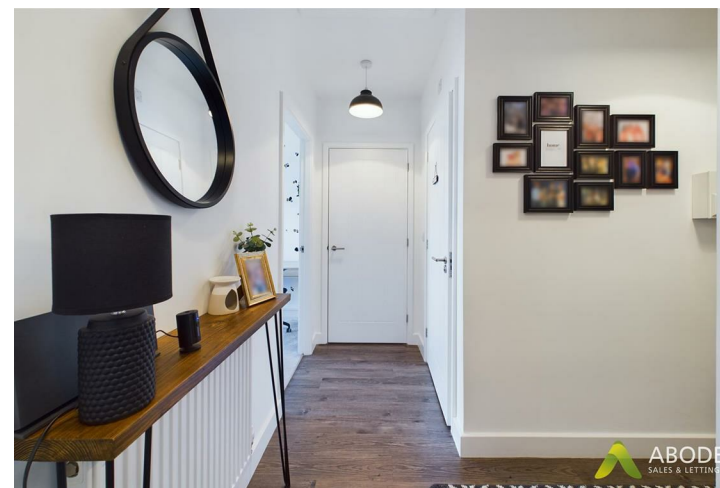
and shower over, heated ladder towel rail and tiled flooring.

Utility Room

With central heating radiator, work top, space for washing machine, recessed spotlighting and an electric extractor fan.

Outside

The outside of the property has a car park providing ample parking facility.

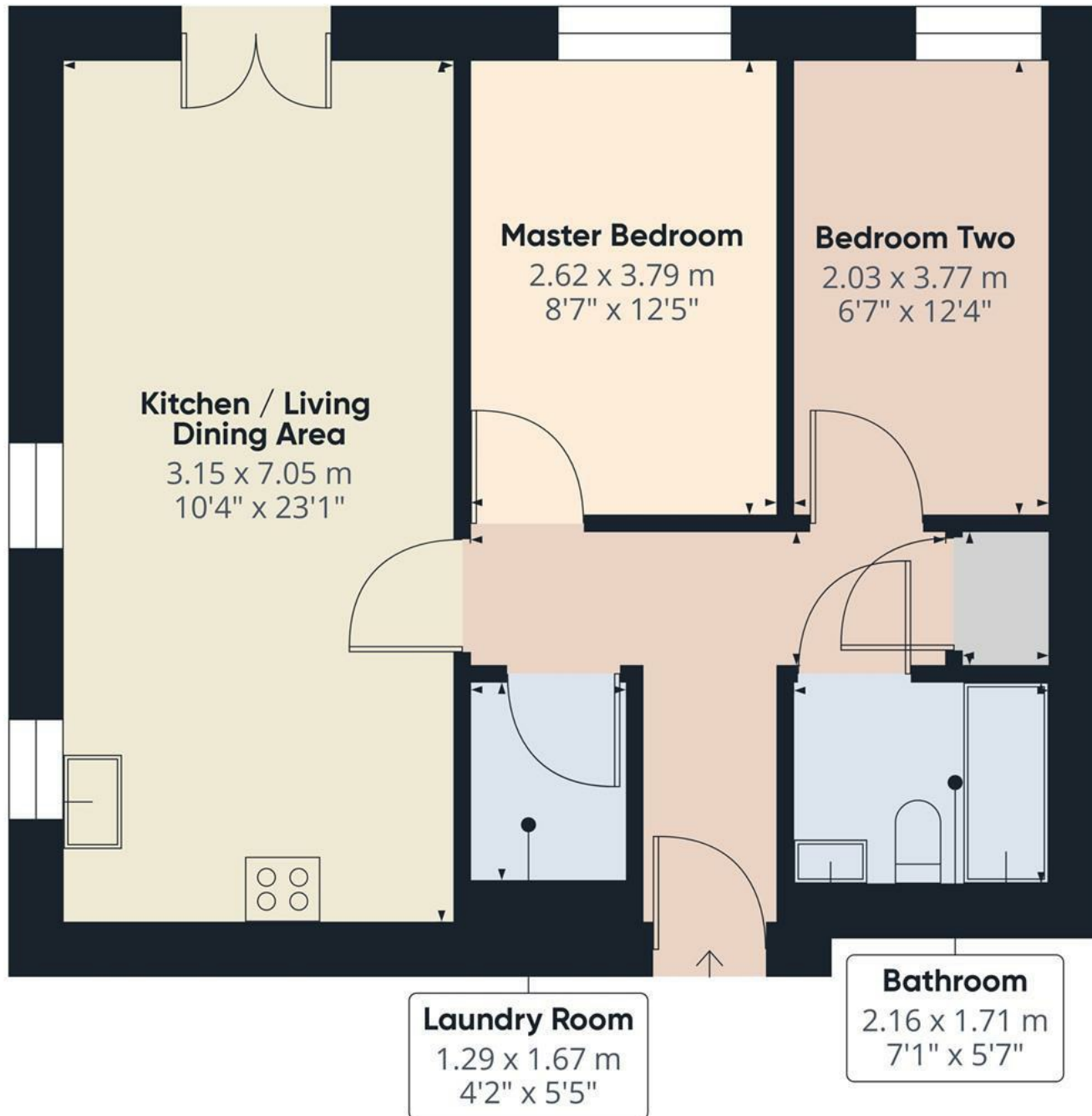












Approximate total area⁽¹⁾

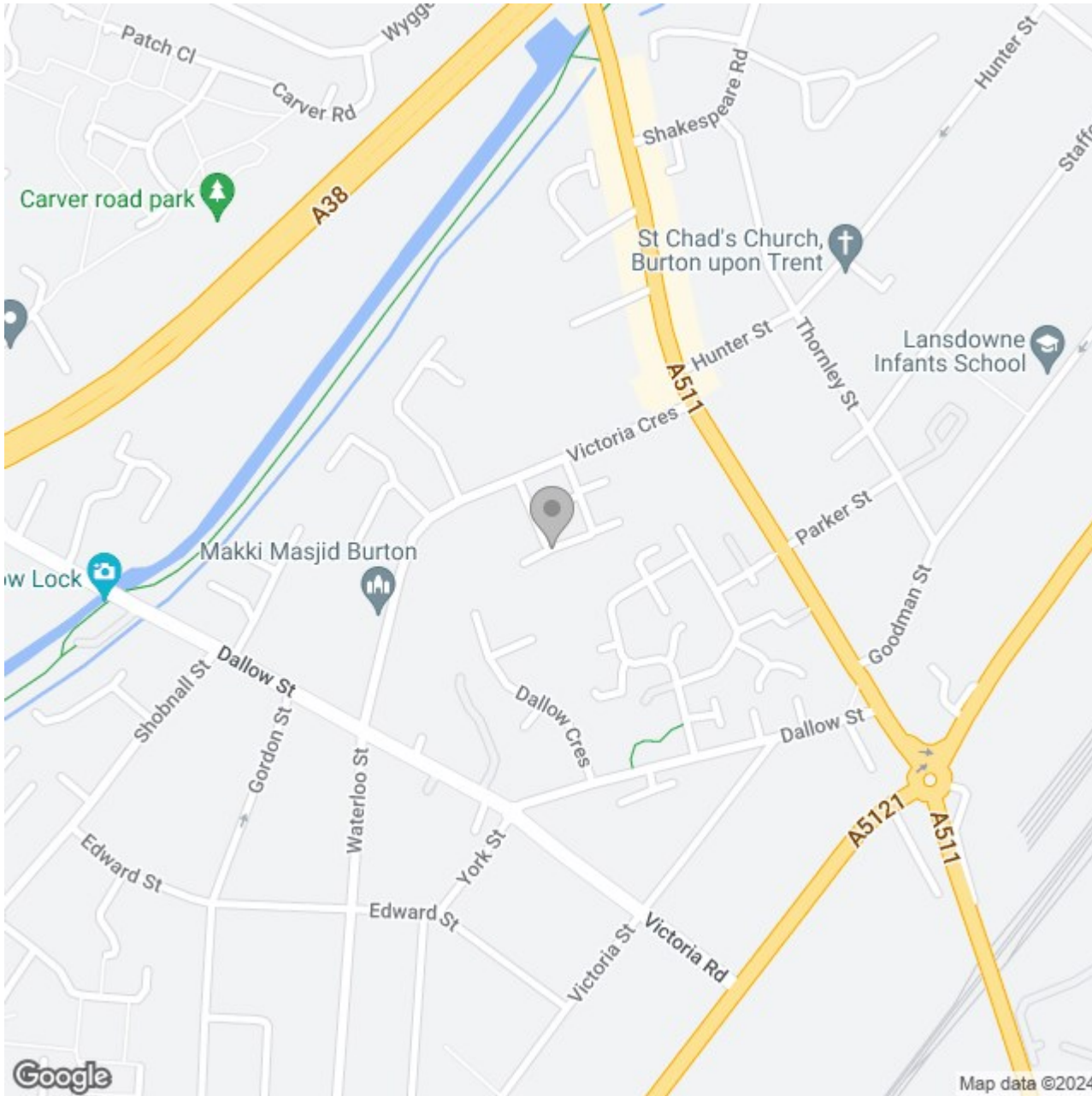
53.88 m²

579.93 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	