





A beautifully appointed first floor two bedroom apartment, situated within a desirable residential development, having good access to a range of local amenities and transport links. The property benefits from two good sized bedrooms, with the master having an en-suite shower room, open plan kitchen living room, Utility room , designated parking and further visitor parking. Viewing is highly recommended strictly via appointment only.



Accommodation

Entrance hallway

With composite front entrance door at ground level, central heating radiator and stairs rising to the first floor.

First Floor Hallway

With utility cupboard, central heating radiator, loft hatch and doors leading off to:

Master Bedroom

With central heating radiator, built in sliding wardrobe, double glazed window to the front elevation and a door leading to the en-suite.

En-suite Shower Room

With a three piece suite comprising: low level wc, wash hand basin with mixer tap, shower cubicle with glass sliding door and gravity shower over, 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 handset over, central heating radiator, tiled splash backs and electric extractor fan.

Kitchen Diner Living

With a selection of matching wall and base units having a integrated fridge freezer, space for a



dishwasher, four ring gas hob, electric oven, one and a half bowl sink with mixer tap, two central heating radiators and a double glazed window to the front elevation.

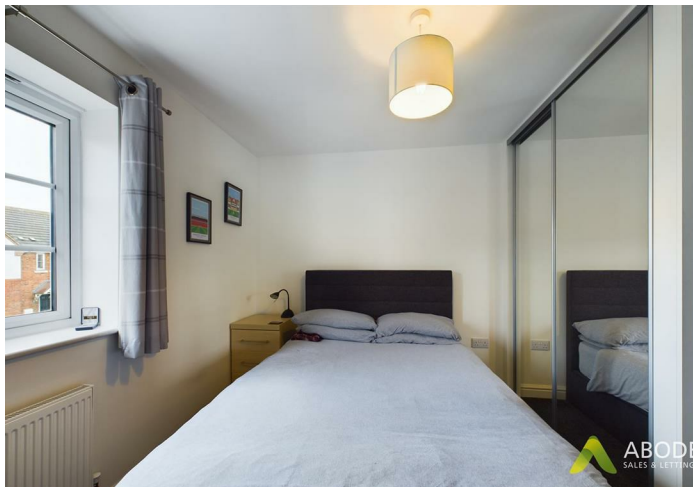
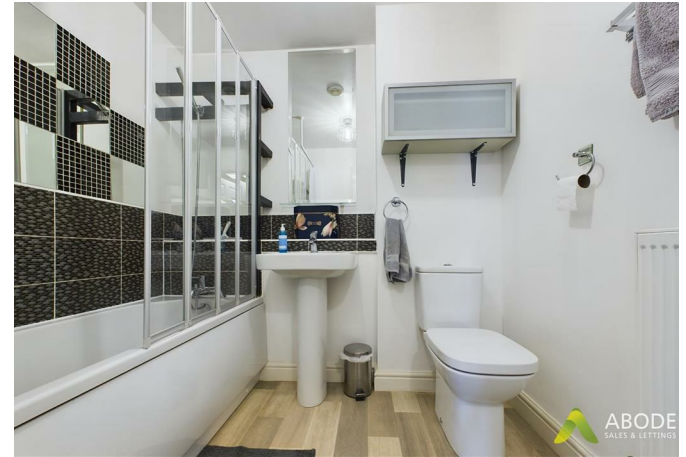
Utility Store:

Has provision for washing machine, vinyl flooring and ceiling light point.

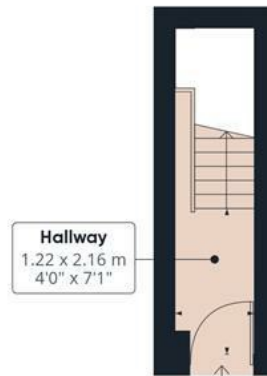
Outside

The outside of the property to the front elevation has a fore garden with pathway leading to the front entrance





door. To the side there is a designated parking space, as well as further visitor spaces.

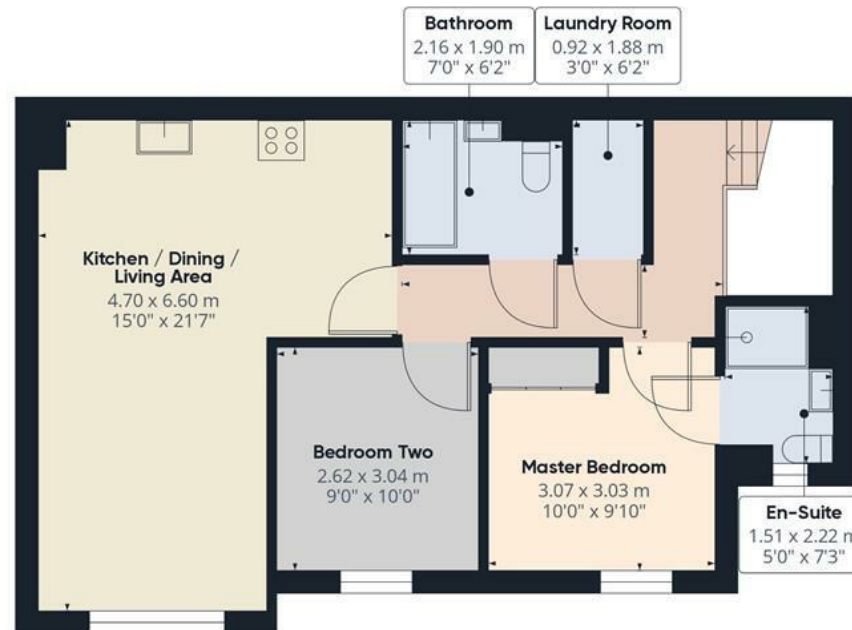


Floor 0

Approximate total area⁽¹⁾

63.25 m²

680.82 ft²

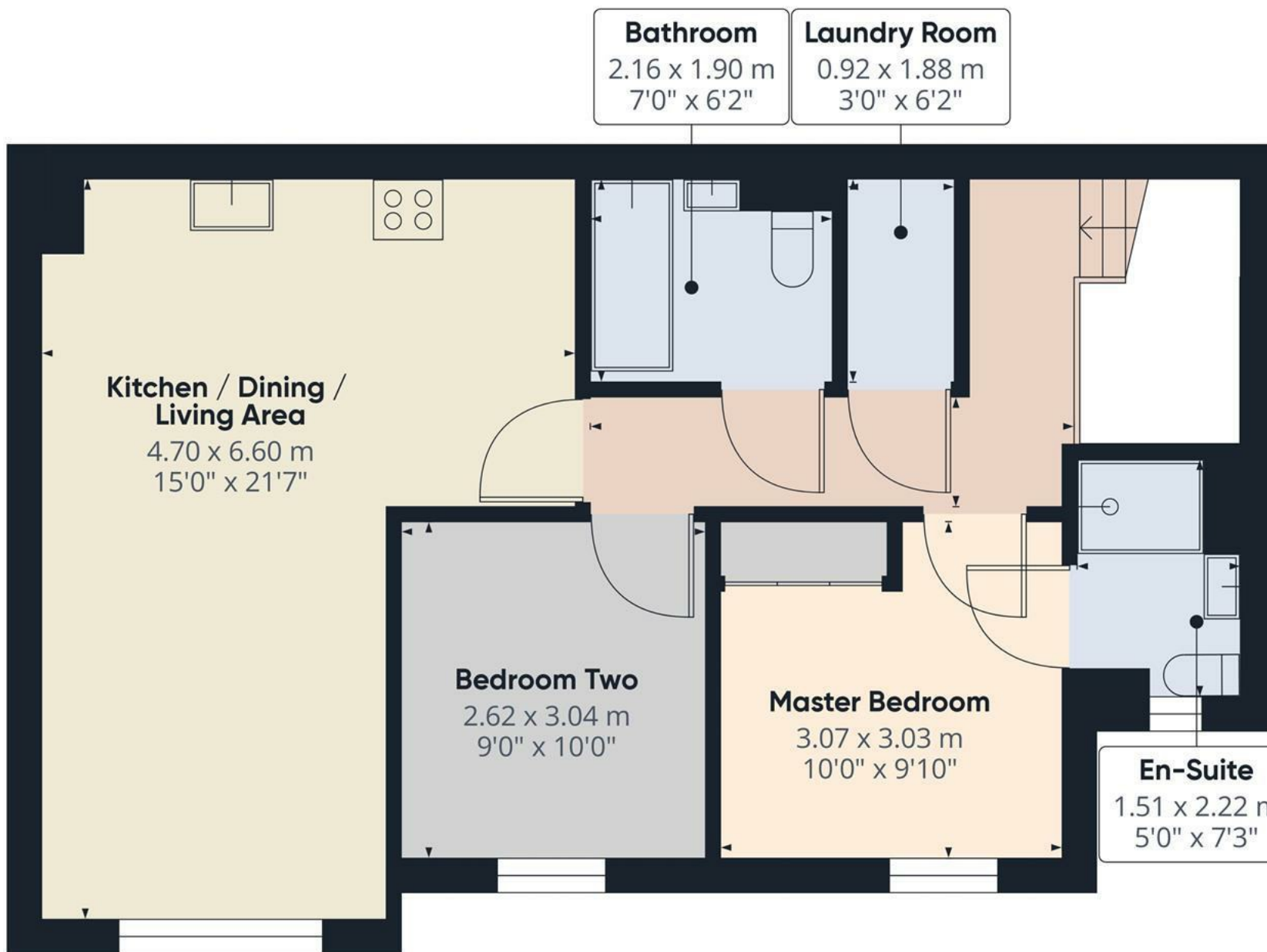


Floor 1

(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.

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Approximate total area⁽¹⁾

57.14 m²

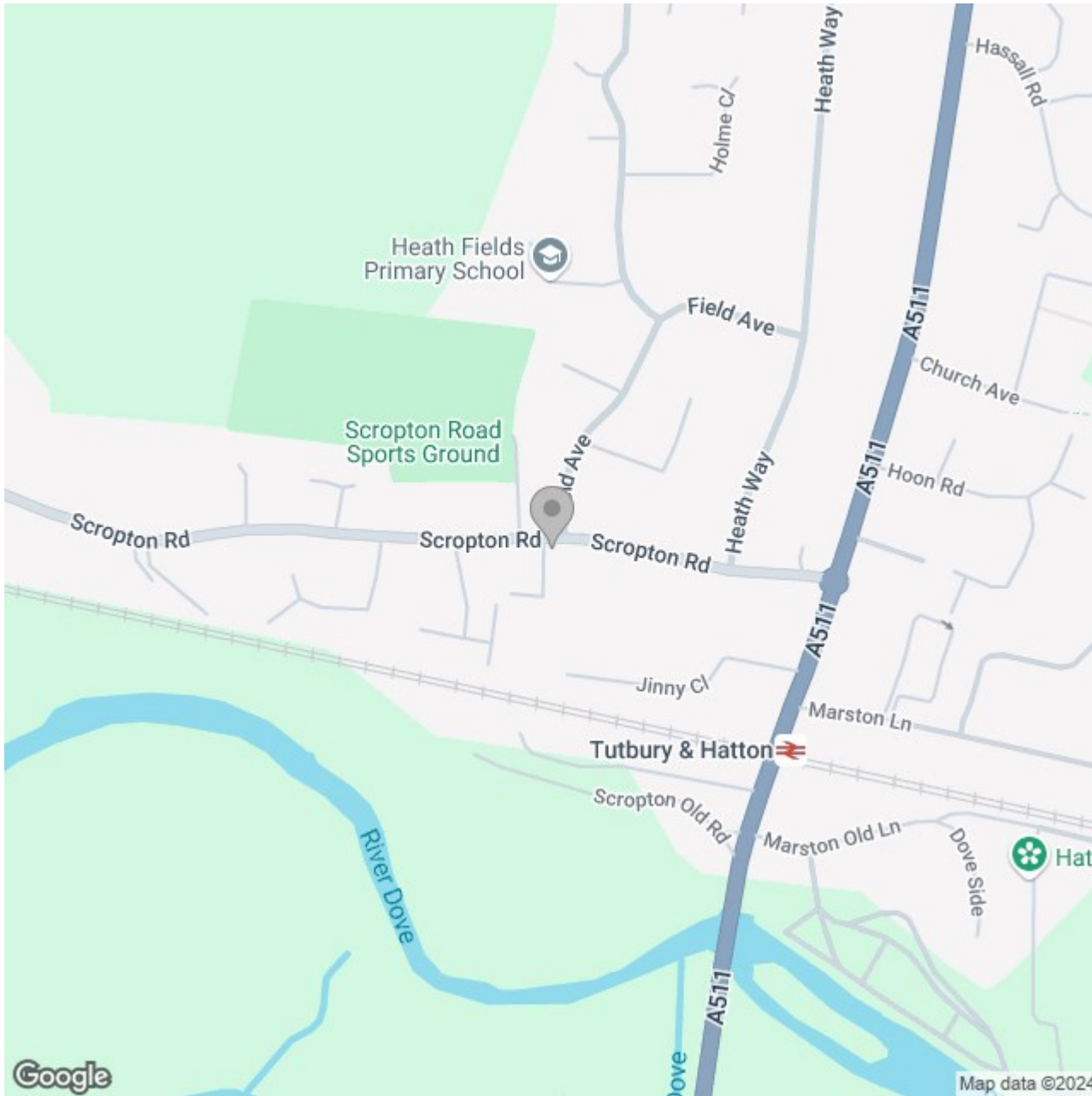
615.05 ft²

(1) Excluding balconies and terraces

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Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	