





2 Bed Luxury Apartment with under-croft parking for one car (subject to Terms). **STRICT CRITERIA PLEASE READ FULL ADVERT.** This 1st Floor apt is in the heart of Biddulph town centre. This home has Granite work surfaces in the kitchen and has a lounge area overlooking the High Street. This apartment has two High Standard Double bedrooms with a beautiful bathroom to match. **OVER 25's ONLY. NO PETS, NO CHILDREN**

#### MAIN ENTRANCE HALLWAY

Over 4 Floors Accessed Via the High Street (pedestrians) & Car by the lower ground floor Car park to the Rear of the Block this Area is for the benefit of the 6 Apartments & residents of Lovit View. This inner hallway has a Steel & glass handrail to all floors and post boxes for the residents this area has CCTV for peace-of-mind living

#### APARTMENT 2 ENTRANCE

First floor Landing Leads to this Apartments Main Entrance Having Grey & Chrome stainless steel fittings & viewfinder on the door. On Entrance to the apartment there is a video Entry system that links the main High Street entrance and rear car parking access. The entrance is open plan into the lounge/kitchen/dining area.

#### LOUNGE/KITCHEN/DINER

This large Kitchen & living area has a big sash window overlooking the High Street Head and monument Lawn. This area is bright and the window has black wooden blinds for privacy. The lounge Wall to the left looking towards the window internally has SKY / High Gain boosted digital Tv wall outlets at eye level along with BT Openreach internet sockets and plug sockets throughout the room at lower level with hidden ducting for HDMI cabling for wall mounting Tvs. The Kitchen





Area has fitted storage units in grey both lower and upper housing an Electric Fan oven with glass front & Black glass touch sensitive halogen hob. There are soft close draws and a 50/50 integrated fridge freezer along with space for a plumbed in Washing Machine. All kitchen Work surfaces are Granite and have glass splash backs to work surface areas. The cupboards are lit by upper and lower lighting the living area has the main ceiling pendant light as standard. A doorway leads onto an inner hallway leading to the bathroom and bedrooms.

## BATHROOM

This is a Hotel Standard Bathroom with a chrome thermostatic Shower over the bath with a glass screen and additional shower flexi hose. There is a Chrome plumbed Towel rail and wall Hung basin with chrome Mono tap and mirror above with lights, there is a push button WC with a soft close seat and Granite shelf with dress mirror LED lit alcove above with ripple effect tiles to the walls and flush finished tiles to the floor.

## MASTER BEDROOM

The master bedroom has plush grey carpets fitted and white painted walls giving a crisp finish and a large sash window over looking the high street finished with a black venetian blind. There is plenty of wall space for wardrobes and a double bed.

## BEDROOM 2

A smaller double bedroom with a sash window facing onto the High Street fitted with a black venetian blind. The carpets are plush grey carpets and the walls are painted white giving plenty of light to the room.

## INNER HALLWAY

Providing access to the bedrooms, bathroom and storage cupboard this room has sensor lighting which



turns on and off on its own. There is a cloakroom with a hanging rail providing plenty of storage and a boiler cupboard accessed from the inner hallway.

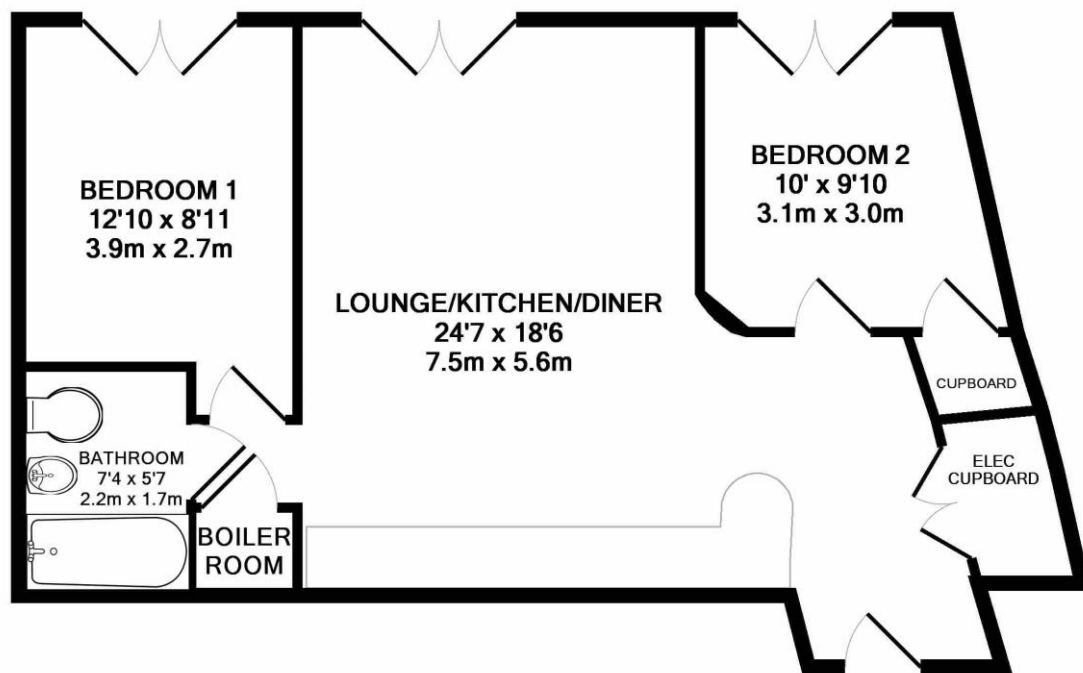
## BOILER CUPBOARD

Fitted with an electric boiler and control system heating wall radiators throughout.

## CLOAKROOM CUPBOARD

This room has sensor lighting activated by motion and has a hanging rail and floor space for ironing board, Hoover etc.





TOTAL APPROX. FLOOR AREA 605 SQ.FT. (56.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		81	81
		EU Directive 2002/91/EC	

Address:  
Apt 3 Lovit View 4a-10 High Street Biddulph ST8 6AP  
Reference:  
Apt 3 Lovit View

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		83	83
		EU Directive 2002/91/EC	