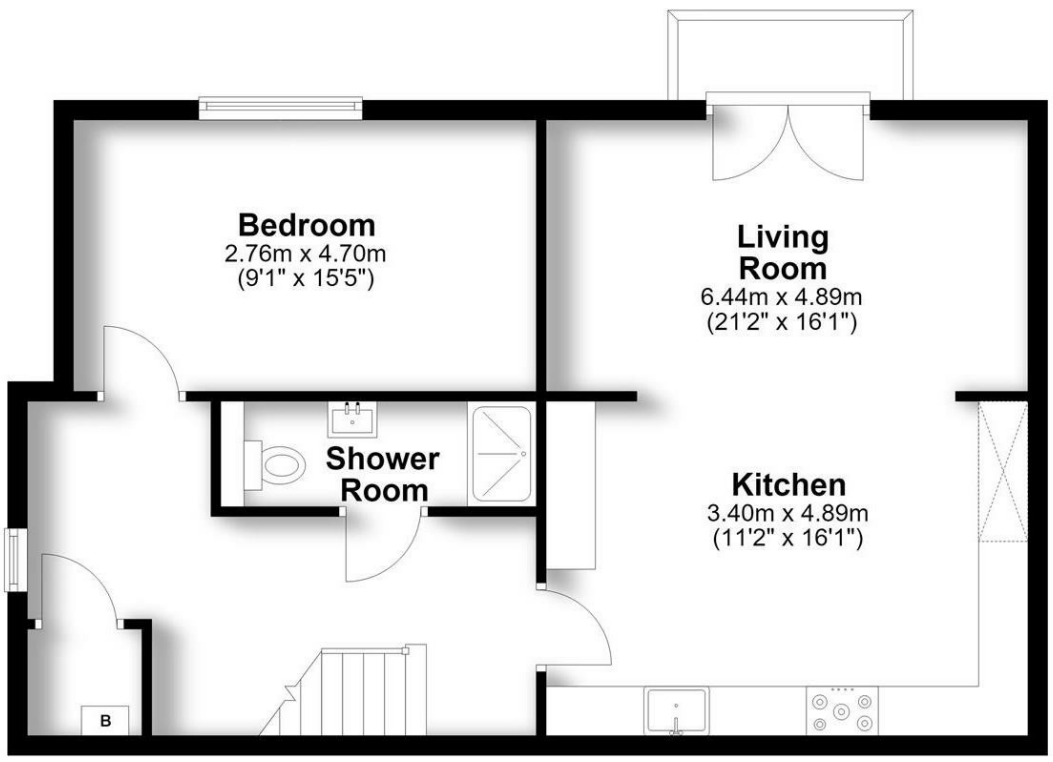


First Floor

Approx. 62.2 sq. metres (669.4 sq. feet)
(excluding unnamed room)



Total area: approx. 62.2 sq. metres (669.4 sq. feet)

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

Plan produced using PlanUp.

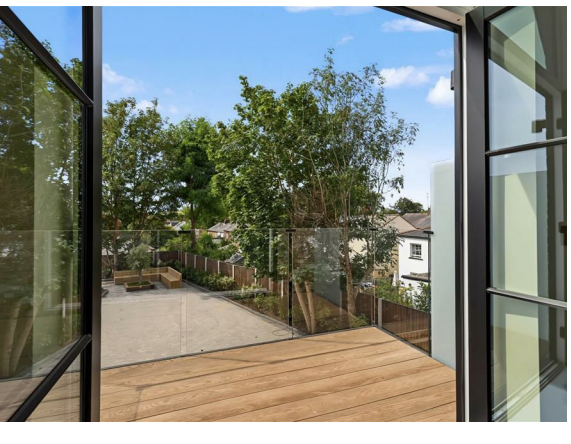
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	







A fantastic one bedroom apartment forming part of this select development of just seven properties in a central conservation area location just a few hundred metres of St Peters Street. The property is finished to an exacting standard throughout and offers excellent access to all amenities including both stations.

Entrance Hallway
Stairs to first floor with low level lighting. Glazed balustrade. Two useful storage cupboards. Utility cupboard housing Gas combination boiler. Down lighters. Double glazed window. Under floor heating. Herringbone LTV flooring. Door to:-

Kitchen
A stunning fully fitted kitchen with vaulted ceiling comprising: A vast selection of wall and base units with quartz stone work tops and splash backs. Larder cupboard. Inset sink with Qettle instant hot filtered water tap. Neff appliances to include eye level double oven, induction hob, extractor fan, full height fridge and freezer. Washing machine, tumble dryer, and wine cooler. Down lighters. Under floor heating. Herringbone LTV flooring. Opening onto:-

Living Room
Vaulted ceiling with double doors and window leading to balcony with glazed balustrade and a stunning southerly view. Chandelier light fitting plus wall lights. Under floor heating. Herringbone LTV flooring.

Bedroom
Vaulted ceiling with chandelier lighting. Double glazed window to rear. Under floor heating. Herringbone LTV flooring.

Shower Room
A fully tiled luxury shower room with glazed cubicle, over head shower and detachable wand. Vanity wash hand basin with over hang mixer tap. WC. Heated towel rail. Down lighters. Extractor fan.

Communal Exterior
Communal area with seating raised planters with a range of shrubs.

Lease
Brand new 125 year lease.

