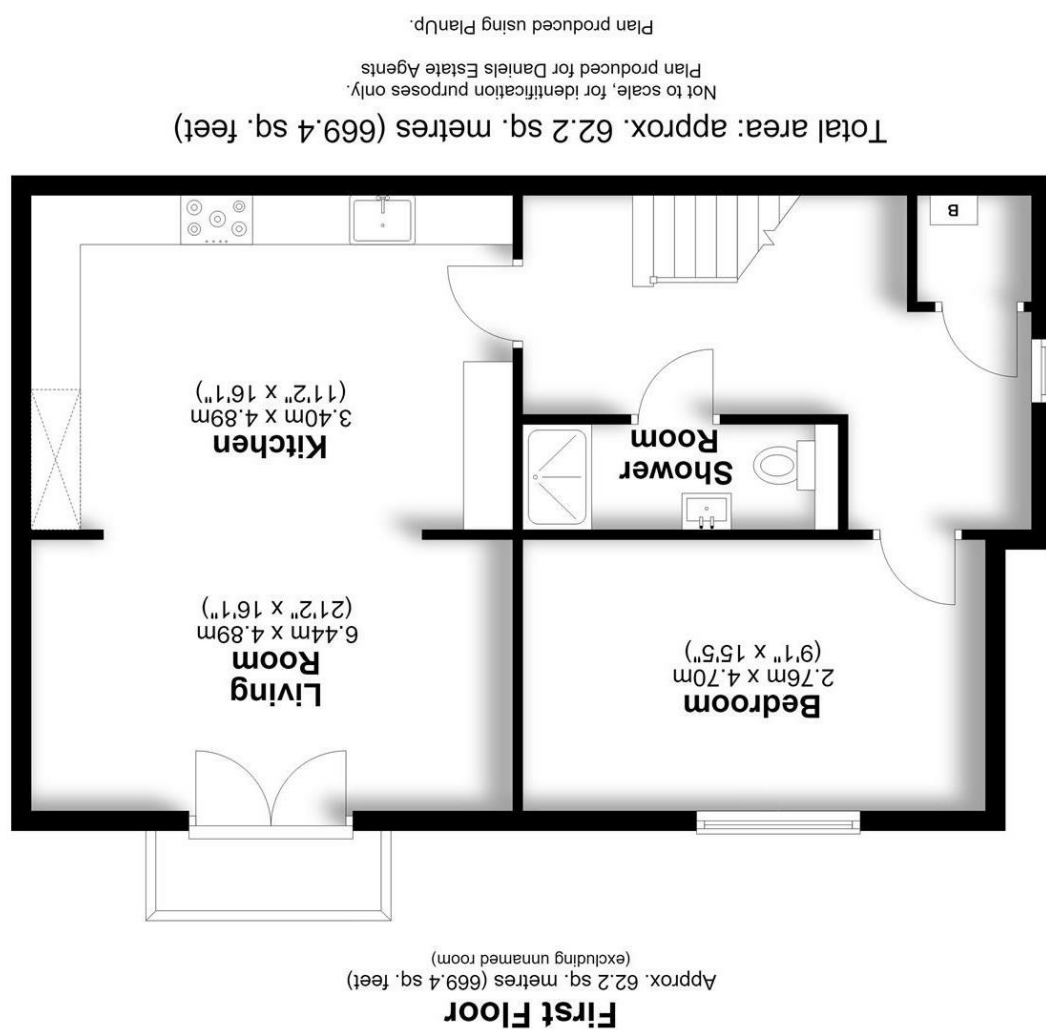


Environmental Impact (CO₂) RatingEnergy Efficiency Rating



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 Kettle 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.

