



Owner occupied

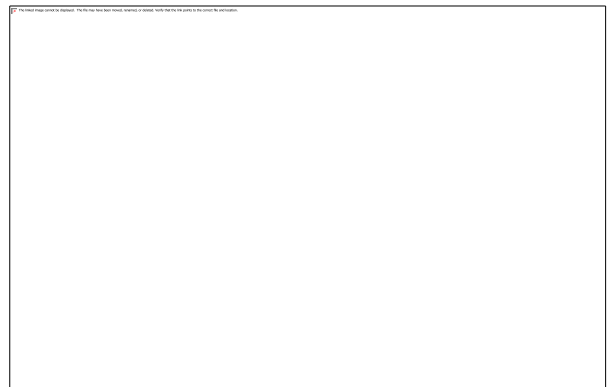
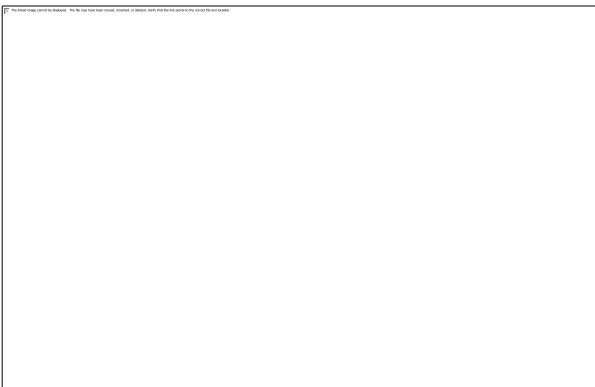
Secure allocated gated parking

Gym

Canal & Courtyard views

Concierge

Separate W.C



Entrance

Gated development. Communal entrance to reception, gym and Concierge area, gate into secure car park.

Entrance Hall

Communal front secure door into building and front door into apartment, doors to cloakroom, bathroom, storage, bedroom and living space.

Living Space 21' 5" x 12' 5" (6.52m x 3.78m)

Kitchen and lounge/dining area with double opening doors to Juliette balcony offering views of the courtyard and the canal.

Kitchen

A Range of wall and base units with work surfaces incorporating a stainless steel sink and drainer unit with mixer tap. Built in fridge freezer, oven, ceramic hob and extractor unit.

Bedroom 11' 10" x 10' 10" (3.60m x 3.30m)

Double glazed window offering canal and courtyard views. Wall mounted heater. Built in wardrobes.

Bathroom

Panelled bath with shower over, toilet, wash hand basin all with chrome fittings. Tiled walls. Heated towel rail. Inset mirror.

Cloakroom

Tiled walls, toilet and wash hand basin all with chrome fittings. Inset mirror.

Tenure

Leasehold- approx 108 years left to run. service charge is £377 a quarter. Plus £37.57 for the car park Ground rent is £250 a year

