



A BEAUTIFUL AND STYLISHLY PRESENTED top floor flat in a CONVERTED PERIOD BUILDING in this CENTRAL LOCATION. The accommodation comprises OPEN PLAN LOUNGE/KITCHEN, BEDROOM 1, EN SUITE WET ROOM, BEDROOM 2 with WALK IN DRESSING AREA, BATHROOM, GCH, EPC D.

- VIRTUAL TOUR AND FLOORPLAN
- BEAUTIFUL AND STYLISHLY PRESENTED
- CENTRAL LOCATION
- TOP FLOOR FLAT
- STYLISH OPEN PLAN LOUNGE/KITCHEN
- KITCHEN AREA WITH APPLIANCES
- TWO BEDROOMS
- EN SUITE SHOWER ROOM
- MODERN BATHROOM
- SHARE OF FREEHOLD





## SECOND FLOOR

### ENTRANCE HALL

Entry phone system, double glazed window, stairs rising to:

### THIRD FLOOR

#### LANDING

Column radiator.

#### OPEN PLAN LOUNGE KITCHEN

Double aspect, (South/East), double glazed windows with rooftop views to the sea, exposed floorboards, two column radiators.

#### KITCHEN AREA

Granite worktops with cupboards and drawers under, inset stainless steel sink with mixer tap, electric oven, four ring gas hob with stainless steel extractor over, dishwasher, fridge/freezer, exposed floorboards.

#### BEDROOM 1

Double aspect, (South/West), double glazed windows with rooftop views to the sea, two column radiators.

#### EN SUITE SHOWER ROOM

Modern suite comprising fixed and flexible hose shower heads, wall hung wash hand basin with mixer tap and mirror over, low level WC with concealed cistern, cupboard housing boiler, recessed downlighting, chrome ladder style heated towel rail, part tiled walls, tiled floor.

#### BEDROOM 2

South aspect double glazed window, walk in dressing area with shelving, column radiator.

#### BATHROOM

Fitted with modern white suite comprising panelled bath with mixer tap and shower attachment, wall hung wash hand basin with mixer tap and mirror over, low level WC with concealed cistern, cupboard housing washing machine and tumble dryer, recessed downlighting, chrome ladder style heated towel rail, part tiled walls, tiled floor, frosted double glazed window.

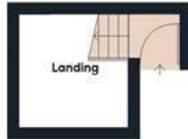
#### ADDITIONAL INFORMATION

Lease - Balance of 999 years from 7th March 2002 - Share of Freehold

Maintenance - £618 in 2025 11% contribution

Ground Rent - £0

Council Tax Band A - £1,719.63



**Approximate total area<sup>(1)</sup>**

684 ft<sup>2</sup>

63.4 m<sup>2</sup>

**Reduced headroom**

3 ft<sup>2</sup>

0.3 m<sup>2</sup>

**Ground Floor**



**Floor 1**

(1) Excluding balconies and terraces

**Reduced headroom**

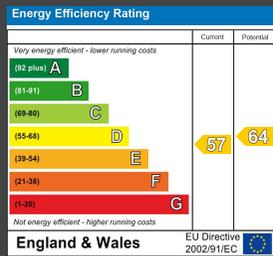
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## ENERGY PERFORMANCE CERTIFICATE (EPC)



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