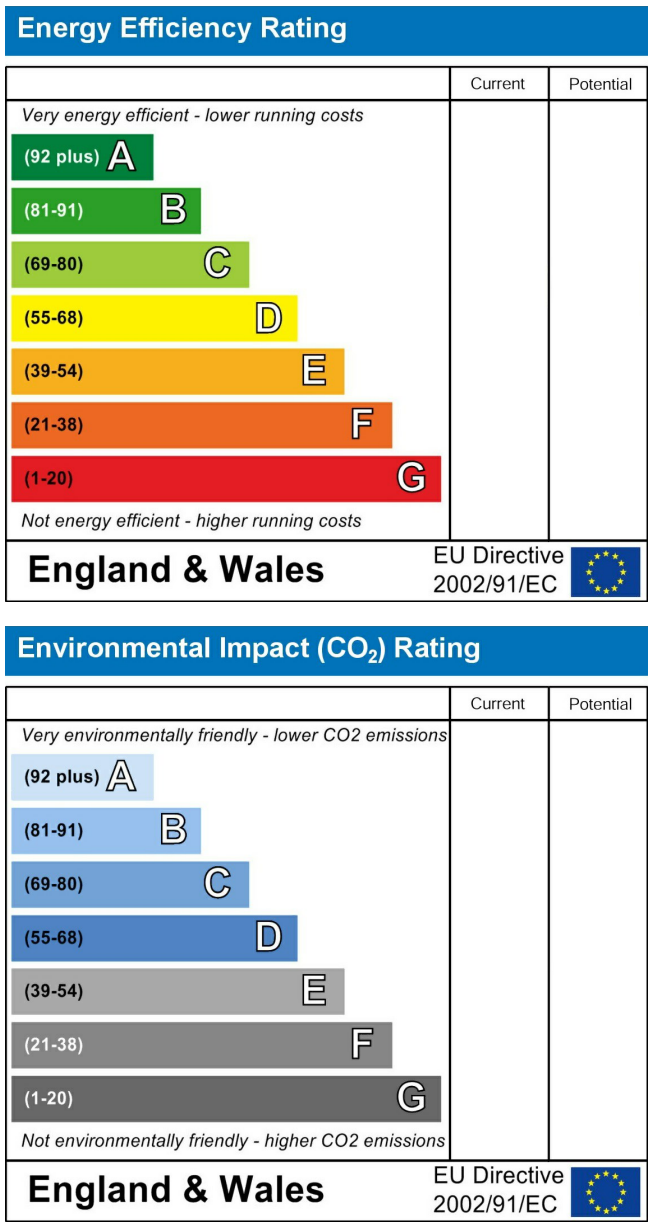




Total area: approx. 66.0 sq. metres (710.5 sq. feet)

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

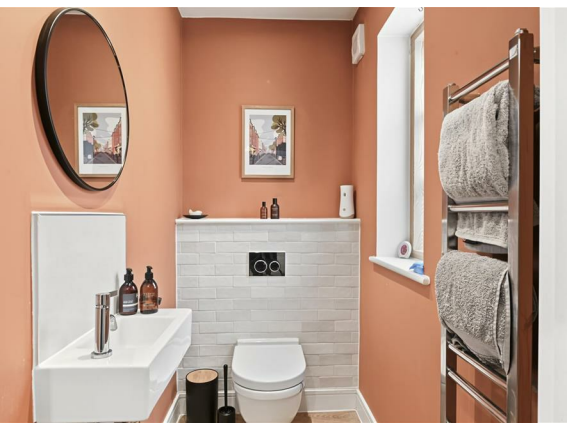
Plan produced using PlanUp.



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Communal Ground floor Entrance Lobby
Staircase and lift to Courtyard level. Entryphone system.

Entrance Hallway
Storage cupboard. Stairs to first floor. Doors to:

Cloakroom
Window to front. Back to wall WC. Wash hand basin. Chrome heated towel rail.

Kitchen/Living Room
Triple glazed French doors to balcony. Fitted with a quality range of high gloss wall and base mounted units with Quartz worksurfaces, matching upstands and tiled splash back. Integrated Bosch appliances to include oven, hob, microwave, fridge/freezer and washing machine.

Landing
Airing cupboard housing Worcester Gas combination boiler. Access to spacious loft storage.

Bedroom One
Windows to rear. Fitted wardrobe. Radiator. Door to:-

En-Suite Shower Room
Suite by CP Hart comprising glazed shower cubicle with monsoon shower head and wand attachment, back to wall WC and wash hand basin with vanity unit. Part tiled.

Bedroom Two
Window to front. Fitted wardrobe. Radiator. Door to:-

En-Suite Bathroom
Suite by CP Hart comprising bath with side fill tap, shower over and glazed screen, back to wall WC and wash hand basin with vanity unit. Part tiled.

Parking
Allocated parking space.

External
Communal courtyard area with raised planters and secure cycle storage. Entrance lobby with lift

Lease
125 years with 119 years remaining.

Service Charge
£1,785 per annum.

Ground Rent
£350 per annum.















