



- Three bedroom duplex apartment
- Superb open plan living space
- Spacious fitted kitchen
- Master bedroom with ensuite
- Very light and spacious
- Impeccable condition throughout

This apartment is located on the second floor. Your private front door leads into a generous entrance hall with a staircase, and plenty of storage space makes this property feel more like a house and has more space than a house situated locally would provide at this price.

The ground floor comprises of a really good sized kitchen, open plan living/dining area and handy utility room with WC. The kitchen is a great size and is well equipped with every integrated appliance you could ever need- cooker, hob, hood, dishwasher. The u-shaped design of the kitchen means there is plenty of cupboard and worktop space.

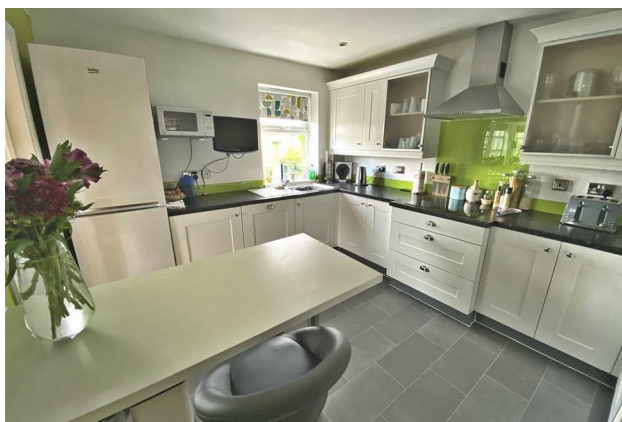
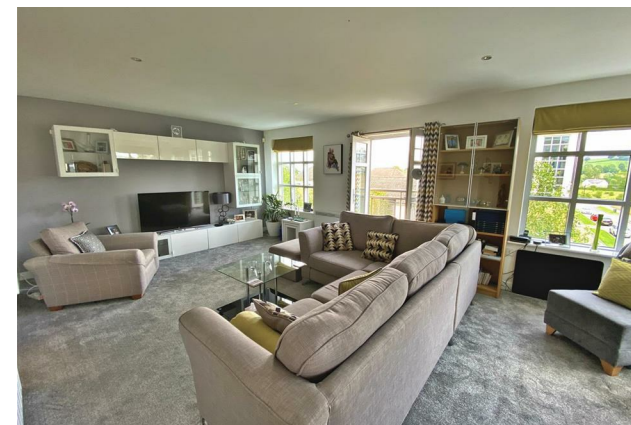
The lounge/dining room is a super space, immediately you remark on the large windows which let loads of light flood in. This is a great entertaining space with oodles of room for a large dining table and chairs as well as an uber sized sofa perfect for crashing out in front of the television.

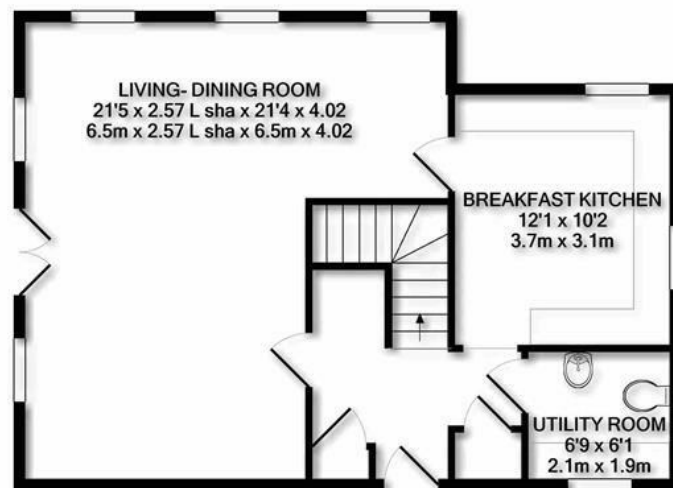
The practical side of this property is also apparent in details such as a separate utility room, boiler cupboard and cloaks cupboard, nothing has been overlooked.

Upstairs then to the first floor and the master suite is dreamy! A generous double which again benefits from really large windows, and a Juliet balcony, making it a lot easier to get out of bed in the morning. One wall is filled with built-in wardrobes- a girl never can have quite enough wardrobe space! The master suite also benefits from an en suite shower room, which is finished to a really high standard.

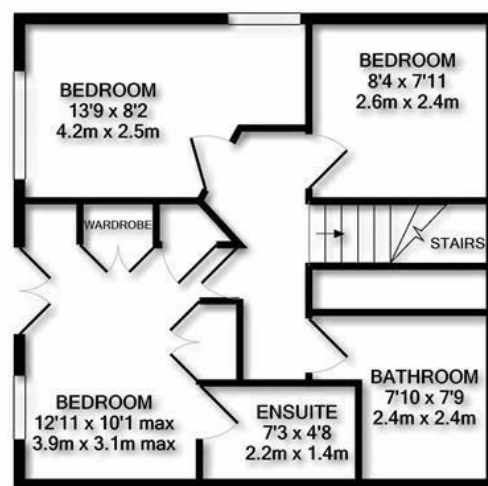
There are two further bedrooms and a bathroom on this level which are all in immaculate condition, as is the entirety of this property.

This property will appeal to many, downsizers, first time buyers, investors, it is a light, spacious apartment in simply stunning condition.



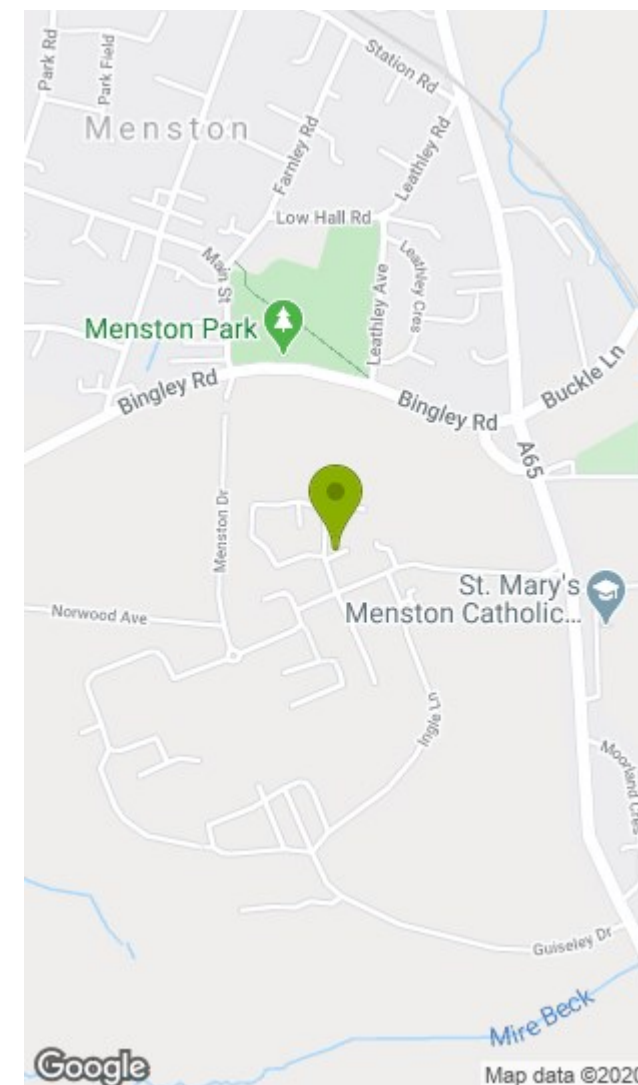


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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		
	70	78
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
	63	62
EU Directive 2002/91/EC		
England & Wales		

