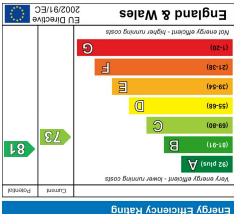


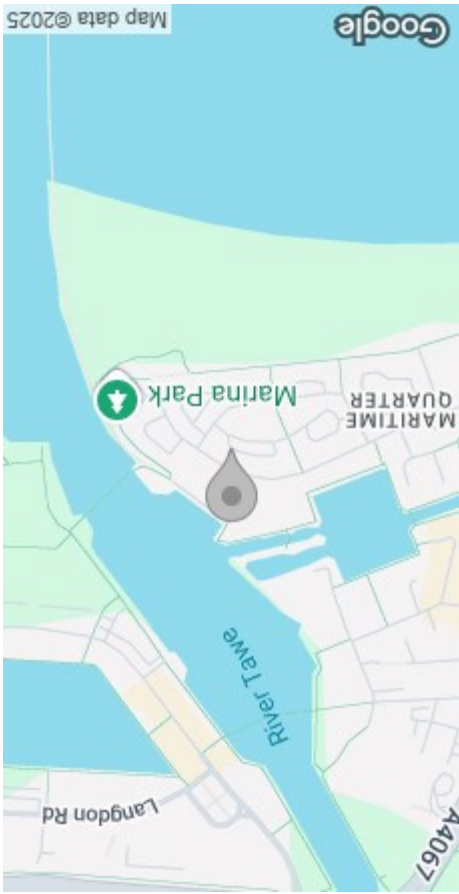
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. 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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EPC



AREA MAP





GENERAL INFORMATION

We are delighted to offer a spacious, versatile Duplex Penthouse apartment. This Beautifully presented apartment comprises of ; open plan lounge/diner into a newly fitted kitchen whilst enjoying a high vaulted ceiling with french doors to a sit out balcony, two double bedrooms - one with Juliet balcony - and a modern family bathroom complete the ground floor. To the first floor you'll find a spacious mezzanine master bedroom with en-suite shower room. The property has allocated parking. NO CHAIN.

SERVICE CHARGE -£2200 PER ANNUM  
GROUND RENT - £100 PER ANNUM  
COUNCIL TAX BAND F

FULL DESCRIPTION

**ENTRANCE**  
Enter via hardwood door into:

**HALLWAY**  
13'5" x 10'11" (4.11 x 3.35)  
Spiral staircase to first floor. Airing cupboard. Electric heater.

**LOUNGE**  
19'5" x 10'5" (5.94 x 3.18)  
Double glazed french doors opening onto south facing sit out balcony with picture window alongside and full height window above. Vaulted ceiling. Two electric heaters. Opening into:



**KITCHEN**  
10'5" x 6'0" (3.18 x 1.83)  
Newly Fitted kitchen with a range of high gloss wall and base units with complementary work surface over. Inset Blanco one and a half bowl sink and drainer plus mixer tap. Integrated fridge/freezer, washing machine and dishwasher. Built-in stainless steel double oven and electric hob with stainless steel extractor over. Wood effect flooring.



**DINING ROOM/ BEDROOM TWO**  
15'8" x 8'9" (4.78 x 2.67)  
Double glazed window. Electric heater. Currently used as a dining room.

**BEDROOM THREE**  
13'8" x 10'2" (4.17 x 3.10)  
Double glazed french doors to Juliet balcony. Further double glazed window. Electric heater.

**BATHROOM**  
7'8" x 5'4" (2.34 x 1.63)  
Fitted with a three piece suite comprising low level w.c, pedestal wash hand basin and panelled bath with screen and shower over. Fully tiled walls. Chrome towel radiator. Extractor fan. Wood effect flooring.

**FIRST FLOOR**  
**MASTER BEDROOM**  
20'0" x 8'3" minimum (6.12 x 2.54 minimum)  
Double glazed window. Mezzanine overlooking lounge/diner. Electric heater. Storage cupboard.

**ENSUITE**  
7'6" x 5'8" (2.31 x 1.75)  
Fitted with a three piece suite comprising low level w.c, pedestal wash hand basin and step-in shower cubicle. Fully tiled walls. Chrome towel radiator. Extractor fan.

**EXTERNAL**  
Allocated Parking Bay 73

**COUNCIL TAX BAND F**

**LEASEHOLD**  
Annual Service charge £2,200pa Ground Rent £100pa

