



MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

EARLY VIEWING IS ESSENTIAL. A fully refurbished and spacious GROUND FLOOR GARDEN APARTMENT situated within WALKING DISTANCE OF PAVILION GARDENS & THE SERPENTINE and benefitting from GAS UNDER FLOOR HEATING THROUGHOUT together with stained glass inserts to internal doors. Comprising; vestibule, spacious hallway, living room, fitted dining kitchen, utility room, TWO DOUBLE BEDROOMS (master with en-suite bathroom) and shower room. Externally there is a PRIVATE REAR PATIO GARDEN together with sole ownership of the FRONT GARDEN.

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**ENTRANCE VESTIBULE**

7'9 x 3'10 (2.36m x 1.17m)

Double glazed private entrance door, tiled flooring with under floor heating, cloak hanging space, ceiling coving.

**SHOWER ROOM**

Walk in double shower cubicle with shower fittings over, enclosed cistern WC, vanity wash hand basin with cupboards beneath, frosted double glazed window, tiled flooring, wall mounted electric heater and under floor heating.



**HALLWAY**

13'7 x 7'3 plus recess (4.14m x 2.21m plus recess)

Accessed via an original stained glass internal door, oak flooring with under floor heating, ceiling coving.



**LIVING ROOM**

13'0 x 12'3 (3.96m x 3.73m)

Double glazed Bi-folding patio doors leading to the terrace, ceiling coving, oak flooring.



**FITTED DINING KITCHEN**

14'10 x 13'0 (4.52m x 3.96m)

Fitted with wall and base mounted units with work surfaces over and matching returns, single drainer sink unit with mixer tap, fitted fridge and freezer, fitted double oven with four ring electric hob and extractor above, fitted dishwasher, double glazed window, oak flooring with under floor heating.



**UTILITY ROOM**

8'9 x 5'0 plus recess (2.67m x 1.52m plus recess)

Base mounted units with work surfaces over and matching returns, single drainer sink unit with mixer tap, wall mounted central heating boiler, space for washing machine and tumble dryer, tiled flooring with underfloor heating, double glazed window.

**BEDROOM ONE**

13'5 x 12'9 into bay (4.09m x 3.89m into bay)

Double glazed sash bay window, oak flooring with under floor heating, ceiling coving, wall light point, door to;



**EN-SUITE BATHROOM**

Panelled bath with shower fittings over, vanity wash hand basin with cupboards beneath, heated towel rail, part tiled walls, tiled flooring with under floor heating.



**BEDROOM TWO**

13'9 x 13'6 (4.19m x 4.11m)

Double glazed sash window, inset shelving area with open brick surround, ceiling coving, oak flooring with under floor heating.



**EXTERNALLY**

The apartment benefits from a private terrace to the rear with seating area and steps leading to the car park - there is residents parking for all apartments to the rear.

The front of the building has a good sized lawned garden which is owned by our client and is mainly laid to lawn with borders and mature plantings.

Please Note; to the rear of the terrace there is an electric vehicle charger which will be included within the sale



**VIEWS OVER THE SERPENTINE**

This can be viewed from the living room.



**CELLAR ROOM**

Please Note; The building also benefits from a communal cellar offering additional storage for the apartments.

**COUNCIL TAX BAND - C**

**LEASE INFORMATION**

Service charge £55 pcm  
Resident run management