

Second Floor



Top Floor



A spacious and well presented upper floor duplex apartment situated within a convenient location. Comprising; hallway, living room, fitted kitchen with dining room, **THREE GOOD SIZED BEDROOMS** and fitted bathroom. Externally there is a parking space, private seating area and landscaped communal gardens. Can come part-furnished if requested.

Council tax band B. EPC rating C

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**COMMUNAL HALLWAY**

Entrance door and staircase leading to second floor.

**SECOND FLOOR ENTRANCE HALL**

17'4 x 7'4 (5.28m x 2.24m)

Radiator, part wooden flooring, dado rail, picture rail, security intercom system, stairs to upper floor bedroom/sitting room.



**LIVING ROOM**

16'0 x 15'7 into box bay (4.88m x 4.75m into box bay)

Double glazed window overlooking communal gardens with window seat, radiator, fireplace with fire surround and cast iron fire and tiled inserts with marble effect hearth, exposed beam, parquet style flooring, built in storage cupboard housing space for television.



**FITTED KITCHEN**

13'1 x 8'8 (3.99m x 2.64m)

Fitted with wall and base mounted units with granite work

surfaces over, single drainer sink unit with mixer taps, fitted wine rack, glazed display cabinets, space for cooker with extractor above, fitted fridge/freezer, fitted dishwasher, space for washing machine, feature radiator, double glazed Velux style window, opening onto;



**DINING ROOM**

12'4 x 7'5 (3.76m x 2.26m)

Double glazed Velux style window, radiator, two wall light points, cupboard housing central heating boiler, exposed beam.



**BEDROOM ONE**

15'3 x 13'5 into box bay (4.65m x 4.09m into box bay)

Double glazed window with window seat overlooking the communal gardens, radiator, built in wardrobes, window seat and drawers.



**BEDROOM TWO**

14'10 x 11'8 into box bay (4.52m x 3.56m into box bay)

Double glazed window with window seat, radiator, built in wardrobes and recess with shelving.



**BATHROOM**

Panelled bath with shower fittings over, pedestal wash hand basin, low level WC, double glazed Velux style window, radiator, built in storage cupboard.



**TOP FLOOR**

**BEDROOM THREE/SITTING ROOM**

16'0 x 9'2 (4.88m x 2.79m)

Two double glazed Velux style windows, eaves storage cupboards, feature exposed stone wall, exposed beams.



**EXTERNALLY**

The apartment benefits from a parking space together with a seating area overlooking the communal gardens (this area was previously used as a hard standing for a timber shed).

