

## First Floor



**EARLY VIEWING ESSENTIAL.** A very well presented **FIRST FLOOR APARTMENT** situated within a popular location and benefitting from **STUNNING VIEWS**. Comprising; hallway, living room, fitted dining kitchen, **TWO DOUBLE BEDROOMS** and fitted bathroom. Residents parking spaces and communal gardens.

MISREPRESENTATION ACT 1967.

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### **COMMUNAL HALLWAY**

With entrance door and stairs to upper floors.

### **FIRST FLOOR LANDING**

Access to first floor apartments

### **APARTMENT HALLWAY**

Entrance door, meter cupboard.

### **LIVING ROOM**

17'3 x 16'4 into bay (5.26m x 4.98m into bay)  
Two sash bay windows with delightful views across landscaped gardens, under floor heating.



### **DINING KITCHEN**

18'7 x 10'8 (5.66m x 3.25m)  
Fitted with wall and base mounted units with work surfaces over and matching returns, fitted double oven with five ring gas hob and extractor above, single drainer sink unit with mixer taps, fitted dishwasher, fitted fridge/freezer, fitted washing machine, two sash windows, fitted storage cupboard with wall mounted central heating boiler, wood effect flooring.



### **BEDROOM ONE**

16'2 x 13'1 (4.93m x 3.99m)  
Three sash windows, under floor heating.



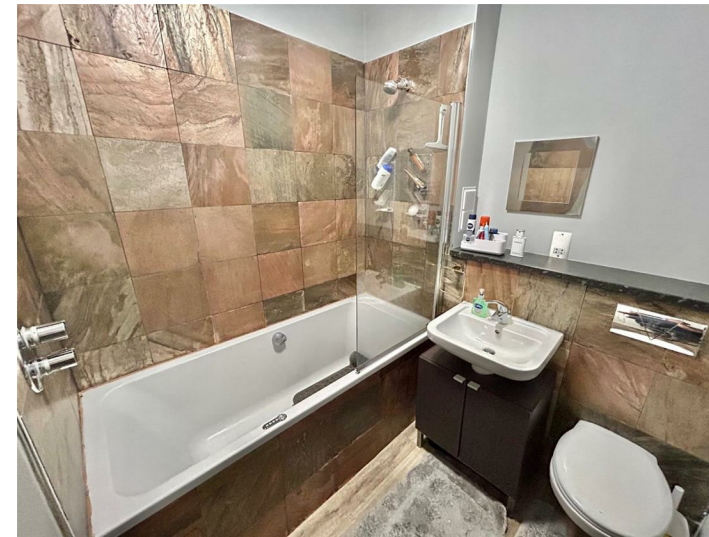
### **BEDROOM TWO**

13'1 x 10'6 (3.99m x 3.20m)  
Sash window, under floor heating.



### **BATHROOM**

Panelled bath with shower fittings over, low level enclosed cistern WC, pedestal wash hand basin, part tiled walls, heated towel rail.



### **EXTERNALLY**

The building offers delightful communal gardens with ornate water feature together with ample residents parking spaces.

