



First Floor



EARLY VIEWING ESSENTIAL. A spacious and well presented **FIRST FLOOR APARTMENT** situated within a popular location. Comprising; hallway, living room with dining area, **BALCONY OVERLOOKING GARDENS**, fitted kitchen, **TWO DOUBLE BEDROOMS** (master with en-suite) and bathroom. Externally there is an allocated parking space together with communal gardens.

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COMMUNAL HALLWAY

Stairs and lift access to upper floors.

FIRST FLOOR LANDING

Access to first floor apartments.

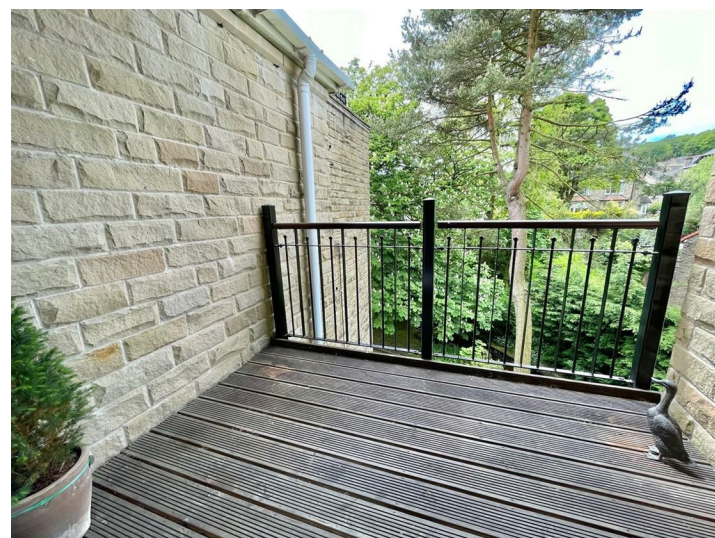
APARTMENT HALL

Entrance door, security intercom, built in storage cupboard, radiator.

LIVING ROOM/DINING AREA

26'0 x 12'7 overall (7.92m x 3.84m overall)

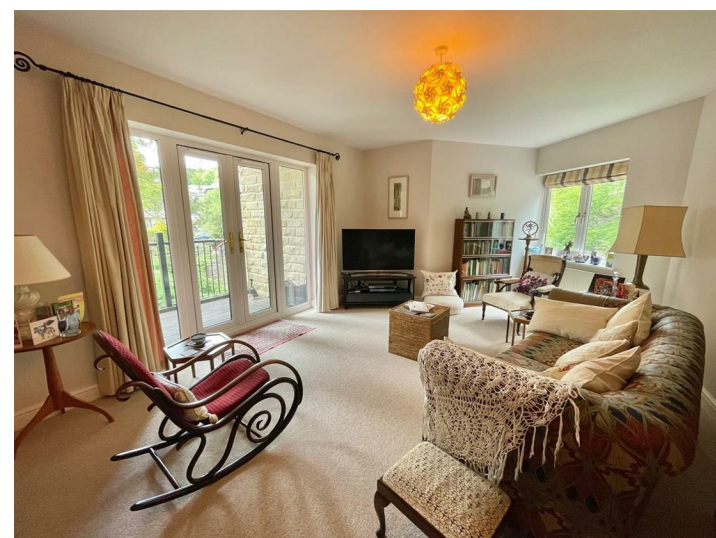
Living Room with double glazed window, radiator, double glazed French doors to balcony, opening onto;



FITTED KITCHEN

9'10 x 8'10 (3.00m x 2.69m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, fitted oven, fitted microwave, four ring electric hob with extractor above, fitted dishwasher, fitted washing machine/dryer, fitted fridge/freezer, serving hatch to dining area.



DINING AREA

Radiator, space for table and chairs, serving hatch to kitchen.



BALCONY

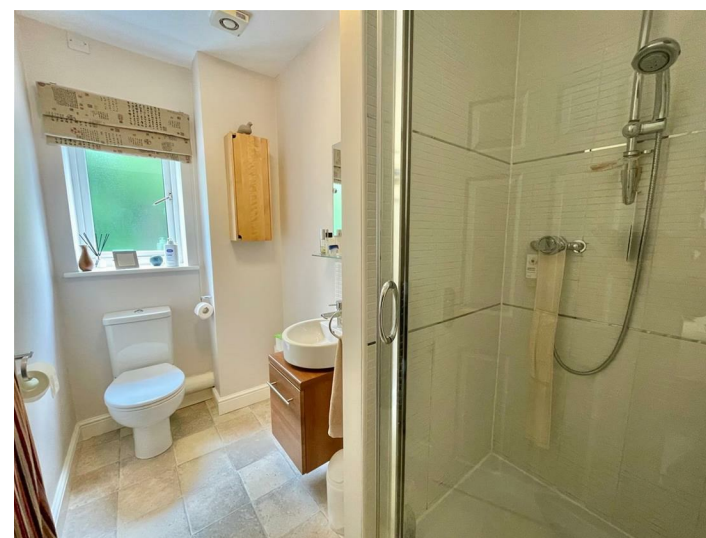
9'1 x 6'3 (2.77m x 1.91m)

Wooden flooring, metal balustrade overlooking the communal gardens.



EN-SUITE

Shower cubicle with shower fittings over, low level WC, vanity wash hand basin, frosted double glazed window, heated towel rail.



BEDROOM TWO

12'3 x 11'6 (3.73m x 3.51m)

Double glazed window, radiator.



BATHROOM

Panelled bath, low level WC, pedestal wash hand basin, frosted double glazed window, heated towel rail, part tiled walls.



EXTERNALLY

The building benefits from pleasant communal gardens together with an allocated residents parking space.



NOTES