



### First Floor



All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.



**NO ONWARD CHAIN** - Situated within a central location, this **FIRST FLOOR APARTMENT** comprising; communal hallway, entrance hall, open plan living room and dining area, fitted kitchen, **TWO BEDROOMS** and fitted bathroom. Externally there is a residents parking space.

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### COMMUNAL HALLWAY

With stairs accessing the upper floors.

### APARTMENT HALLWAY

Entrance door, intercom, built in cupboard, and a radiator,

### LIVING ROOM & DINING AREA

13'2 x 19'5 (max) (4.01m x 5.92m (max))

Two UPVC double glazed windows, two radiators and an open to;

### KITCHEN

6'1 x 9'4 (1.85m x 2.84m)

Fitted wall and base until, four ring gas hob, Integral oven, stainless steel 1.5 bowl sink with a mixer tap over, plumbing for a washing machine and wood effect flooring.

### BEDROOM ONE

8'7 x 12 (2.62m x 3.66m )

Two UPVC double glazed window and a radiator

### BEDROOM TWO

11'9 x 7'2 (max) (3.58m x 2.18m (max))

UPVC double glazed window and a radiator

### BATHROOM

6'5 x 8'9 (1.96m x 2.67m)

Bath with an electric shower fitment over, WC with a push flush, pedestal wash basin, radiator, part tiled walls and a built in cupboard.

### EXTERNALLY

The apartment offers the benefit of a residents parking space.

### NOTES

Tenure: Leasehold 125 years from 2004

Council Tax Band: B

EPC Rating: C

