

**Bedroom [1] :**

13'2 x 9'8 Laminate maple flooring. Built in sliding robe. Recessed lights to ceiling.

Bedroom [2] :

10'6 x 10'0 Laminate maple flooring. Recessed lights to ceiling.

Bathroom :

5'6 x 3'6 White 4 Piece suite comprising bath. Pedestal wash hand basin. Low flush w.c. and separate walk-in shower unit with power shower. Half tiled walls. Tiled floor. Vinyl wall panelling to shower area. Recessed lights to ceiling.

Exterior :

Excellent car parking facilities to front of apartment with designated car parking space.

Annual Management Fee :

£505.00 which includes Building Insurance (via JSWAP Property Management Ltd.)

Rates :

£716.00 Per annum as at February 2026.

**PROPERTY COMPRISSES:****Communal Reception Hall :**

Hardwood entrance door with double glazed side screens. Tiled floor. Intercom system. Post Box.

**Entrance Hall :**

9'8 x 4'6 Oak wide plank flooring. Spacious walk-in Cloakroom/Storage Cupboard. Recessed lights to ceiling. Intercom for access to communal front door.

**Living Room/Dining Area :**

17'2 x 12'4 Oak wide plank flooring. Recessed lights to ceiling. Dual aspect to this room. Opening leading into kitchen.

Kitchen :

17'2 x 12'4 Good range of Maple Shaker style units with matching worktops. Stainless steel one and a quarter bowl sink unit and drainer. Recessed lights to ceiling. IDEAL gas combi boiler. Plumbed for washing machine. INDESIT dishwasher. Integral fridge/freezer. MONTPELLIER underoven with matching 4 ring hob and stainless steel canopy housing concealed extractor fan. Opening leading into Living Room/Dining Area.

