



- 3 DOUBLE BEDROOMS.
- EN-SUITE TO MASTER.

ENTRANCE
Via wooden door.

COMMUNAL ENTRANCE HALL
Communal front door to block. Stairs to other floors & underground parking. Lift access to all floors.

ENTRANCE HALL
Real wooden flooring. Wall mounted radiator. Doors to lounge, kitchen/diner bedrooms and bathroom. Built in cupboard. Intercom entrance system.

LOUNGE/DINER 30'9" X 22'0" (9.37m X 6.71m)
Double glazed sash window to rear and side aspects. Real wooden flooring. Telephone and television point. Patio doors to rear courtyard.

KITCHEN 15'1" X 8'9" (4.60m X 2.67m)
Real wooden flooring. Range of eye level and base storage units and worksurfaces. Stainless steel one and a half bowl sink unit with mixer tap over. Built in electric hob, electric oven and extractor hood. Built in dishwasher, washing machine and fridge with further appliance space.

BEDROOM ONE 18'3" X 16'5" (5.56m X 5.00m)
Double glazed window to front aspect. Wall mounted radiator. Carpet flooring. Built in wardrobes. Telephone and TV point.

EN- SUITE 7'4" X 7'8" (2.24m X 2.34m)
Sash double glazed window. Tiled flooring. Suite including tiled shower cubicle, pedestal wash hand basin with mixer tap over and low level W.C. Part tiled walls. Extractor fan. Shaver point. Heated chrome towel rail.

BEDROOM TWO 18'4" X 13'6" (5.59m X 4.11m)
Sash double glazed window to side aspect. Wall mounted radiator. Carpet flooring. Telephone and TV point.

BEDROOM THREE 18'3" X 6'1" (5.56m X 1.85m)
UPVC sash double glazed window. Wall mounted radiator. Carpet flooring. Built in wardrobes.

BATHROOM
Tiled flooring. Heated chrome towel rail. Suite including panelled bath with shower over, pedestal wash hand basin with mixer tap over and low level W.C. Part tiled walls. Extractor fan. Shaver point.

OUTSIDE

FRONT OF PROPERTY
Laid to lawn. Tarmac driveway to secure pathway. Bloc paved path with railings to communal front door.

REAR OF PROPERTY
Tiled courtyard/garden. Enclosed by metal railings.

SECURE UNDERGROUND PARKING

- UNDERGROUND PARKING.
- LIFT ACCESS.

One parking space.

TENURE
Leasehold

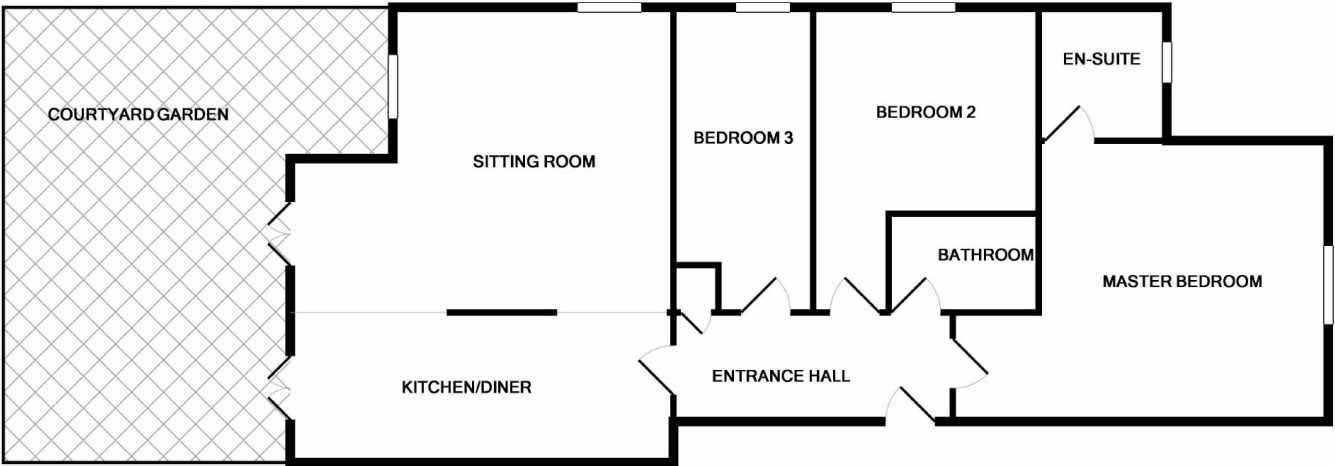
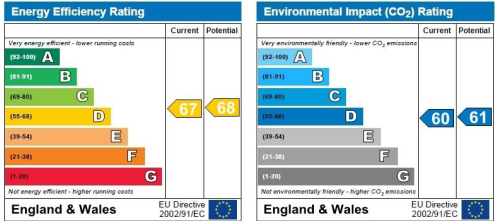
DATE OF DRAFT PARTICULARS 26.4.18
DRAFT PARTICULARS TO BE VERIFIED BY VENDOR.

AGENTS NOTE - SHOULD YOUR OFFER BE ACCEPTED
In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be

- CLOSE TO TOWN.
- DOUBLE GLAZING.

retained.

DIRECTIONS
From The Property Centre office head southeast on Bath St toward A46. Turn left onto Bath Parade. Turn left onto College Rd. Continue straight onto Hewlett Rd. At the roundabout, take the 2nd exit onto All Saints' Rd. At the roundabout, take the 1st exit onto Pittville Circus Rd. At



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2018

