



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

COMMUNAL ENTRANCE

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

ENTRANCE HALL

Real wooden flooring. 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. 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 work surfaces. 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.

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.

BEDROOM TWO 18'4" X 13'6" (5.59m X 4.11m)

Sash double glazed window to side aspect.

BEDROOM THREE 18'3" X 6'1" (5.56m X 1.85m)

UPVC sash double glazed window.

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.

OUTSIDE

Private courtyard garden.

- CLOSE TO TOWN.
- UNDERGROUND PARKING.

PARKING

Secure underground parking space.

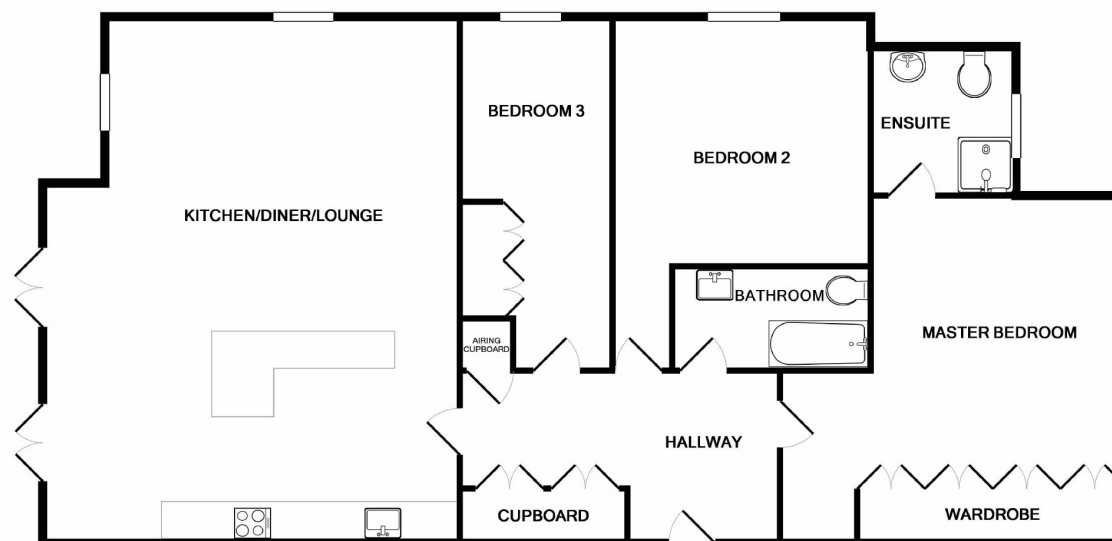
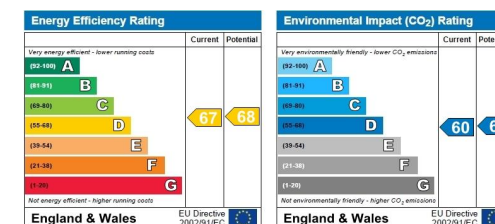
PARTICULARS TO BE APPROVED BY LANDLORD

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

- GROUND FLOOR.
- DOUBLE GLAZING.

exit onto Pittville Circus Rd. At the roundabout, take the 2nd exit and stay on Pittville Circus Rd. At the roundabout, take the 2nd exit onto Wellington Rd. Turn right to stay on Wellington Rd. Destination will be on the right.



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.
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