



APPROVED CODE
TRADING STANDARDS

Communal Entrance

Via security intercom, stairs or chair lift to the first floor.

Personal Entrance

Front door leading to the personal entrance hall.

Entrance Hall

Loft access, storage cupboard with wall mounted fuse board and shelving, additional storage cupboard with shelving and hanging rail, airing cupboard with hot water tank and fitted shelving unit.

Lounge / Dining Room

W: 10' 4" x L: 17' 10" (W: 3.15m x L: 5.44m)

Double glazed bay window to front aspect, wall mounted electric heater, coved and textured ceiling, wall mounted door entry system and intercom, emergency alarm pull cord, archway to kitchen.

Kitchen

W: 7' 11" x L: 7' 1" (W: 2.42m x L: 2.15m)

Modern matching range of wall and base units complemented with work surfaces over incorporating stainless steel sink unit with mixer tap and drainer, four ring electric hob with extractor canopy over and eye level electric oven, space and plumbing for washing machine, space for freestanding fridge / freezer, tiled to principle areas, textured ceiling.

Bedroom One

W: 8' 9" x L: 14' 1" (W: 2.67m x L: 4.29m)

(Maximum measurements including depth of fitted wardrobe cupboard).

Double glazed window to front aspect, fitted wardrobe cupboard with shelving and hanging rail, wall mounted electric heater, emergency alarm pull cord, textured ceiling.

Bedroom Two

W: 9' 4" x L: 10' 9" (W: 2.84m x L: 3.29m)

(Maximum measurements including depth of fitted wardrobe cupboard).

Double glazed window to front aspect, fitted wardrobe cupboard, wall mounted electric heater, textured ceiling.

Shower Room

Modern suite comprising shower cubicle with wall mounted shower and grab rails, wash hand basin and low level wc set in vanity unit, wall mounted mirror, tiled to principle areas, emergency alarm pull cord, textured ceiling.

Additional Information

Lease information 125 years from 1st April 1989

Management / service charge fees 1st April 2024 - 31st March 2025 £3388.97 payable yearly.

Residents lounge

Development manager

Communal garden

Communal drying / laundry room

24 hour emergency call system

Guest suite (chargeable)

Stairs / chair lift to first floor.

