

\*Three Bedroom Ground Floor Duplex Apartment \*Separate Private Entrance \*Private Garden \*Well Presented Throughout \*Parking Space \*Bi Folding Doors





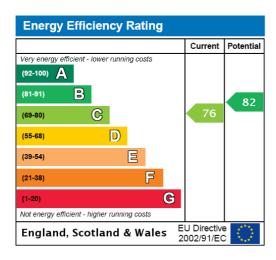


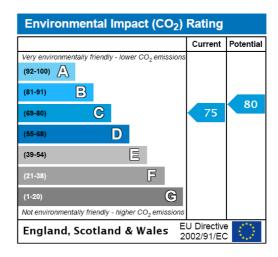
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Three Bedroom Ground Floor Duplex Apartment with own private garden and separate private entrance. Finished to a high standard throughout.

## Comprising of:

Private Entrance leading from garden space with well maintained communal lawns.

Entrance Hall 24.5 x 9.8

Entrance Hall leading to rear aspect open plan Lounge/Dining Area and two utility storage cupboards, WC.

Entrance to Communal area and entrance to Bedroom Three currently utilised as a cinema room with ensuite.

Wash Hand Basin & Toilet.

Lounge/Dining Area 25.7 x 23.3

Open plan Lounge Dining Area with feature glass staircase with bespoke walkway lighting.

Two Bay Windows to Rear Aspect giving views across private garden and comunal lawns.

Bi-Folding doors leading to private garden to side aspect.

Kitchen 16.3 x 9.7

Breakfast Bar with seating, integrated units, storage cupboards with above wall units, sunken sink, Arga oven and a range of integrated appliances.

Bedroom 3/Cinema Room 16.3x 15.2

Currently utilised as a Cinema Room with overhead projector and drop down electronic projector screen. This room also benefits from an ensuite with shower.

## To First Floor:

Landing with glass surround finish to staircases, feature light fixture.

Bathroom 5.8 x 6.8

Tiled flooring & Surround, Wash Hand Basin, WC and Bath.

Bedroom One 16.8 x 14.9

Bay window to rear aspect with lawn views, well presented throughout. (En-Suite 6.3  $\times$  7.6 Bath, Wash Hand Basin, WC)

Bedroom Two 15.1 x 9.6

Bay window to rear aspect with lawn views, well presented throughout.

Situated in a highly sought after residential area this property offers an exceptional standard living throughout.

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Sellers Comment "This property has been a fantastic home for us in particular being ground floor and having it's own private garden it has the feel of a large detached home."

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