



- \* Three Bedroom First Floor Apartment
- \* Box / Bay Window Overlooking Foreshore
- \* Foreshore views from the kitchen
- \* Family Bathroom with Separate Shower Cubicle & Bidet
- \* Central Heating
- \* Double Glazed





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

A well proportioned three bedroom first floor flat in this desirable development enjoying open views to the front.

Accommodation briefly comprises of:

- Communal entrance
- Hallway
- Security / intercom
- Entrance Hall - cloak cupboard
- Lounge / dining room / bay window - 17'9 x 14'2
- Foreshore and sea views
- Fitted kitchen - side aspect also to river, Wallesy and the foreshore - built in oven & hob - 10'5 x 10'5
- Inner hall - airing cupboard
- Bedroom one - built in mirror wardrobes - 11'9 x 11'9
- Bedroom two - built in mirror wardrobes - 11'9 x 10'8
- Bedroom three - side aspect - 10'5 x 6'9
- Bathroom - five piece suit - separate shower cubicle W/C, waterbasing in vanity unit, bidet, panneld bath, heated towel rail, tilled walls - 10'0 x 6'9

Exterior:

- Generous grounds and aspects to the sea and foreshore
- Garage - number 10

Leasehold - we are informed that the existing lease has 82 year remaining, but is being extended to provide a new lease - 182 years solicitors are finalising for 33 apartments in the development. Please contact logic for more information.

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