

Apartment 46



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2 bedroom apartment

This beautiful two bedroom, second floor, west facing apartment has a large open plan kitchen/living/dining room which opens out on to a private balcony, which is also accessible from the second bedroom. The modern kitchen is fully equipped with the latest Miele appliances, and the high-specification trend continues into the main bedroom which has a Juliette balcony and is fitted with a Villeroy & Boch en suite shower room.

Property specifications

- Large west-facing balcony, perfect for alfresco dining
- Window dressings included
- Spacious lounge/dining room
- En suite shower room and guest bathroom
- Juliette balcony and double built-in wardrobes in the main bedroom
- Access to the balcony from the second bedroom
- Entrance hall with storage cupboards

OIRO: £1,250,000 (other fees apply)

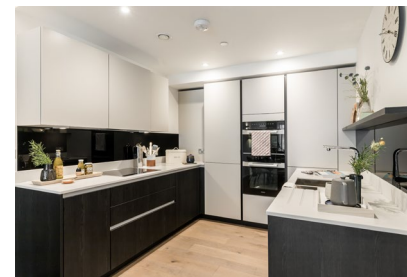
Monthly management fee: £1411.34

Council Tax Band: E

Viewing by appointment with the sales office.

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Images for illustration purposes only.

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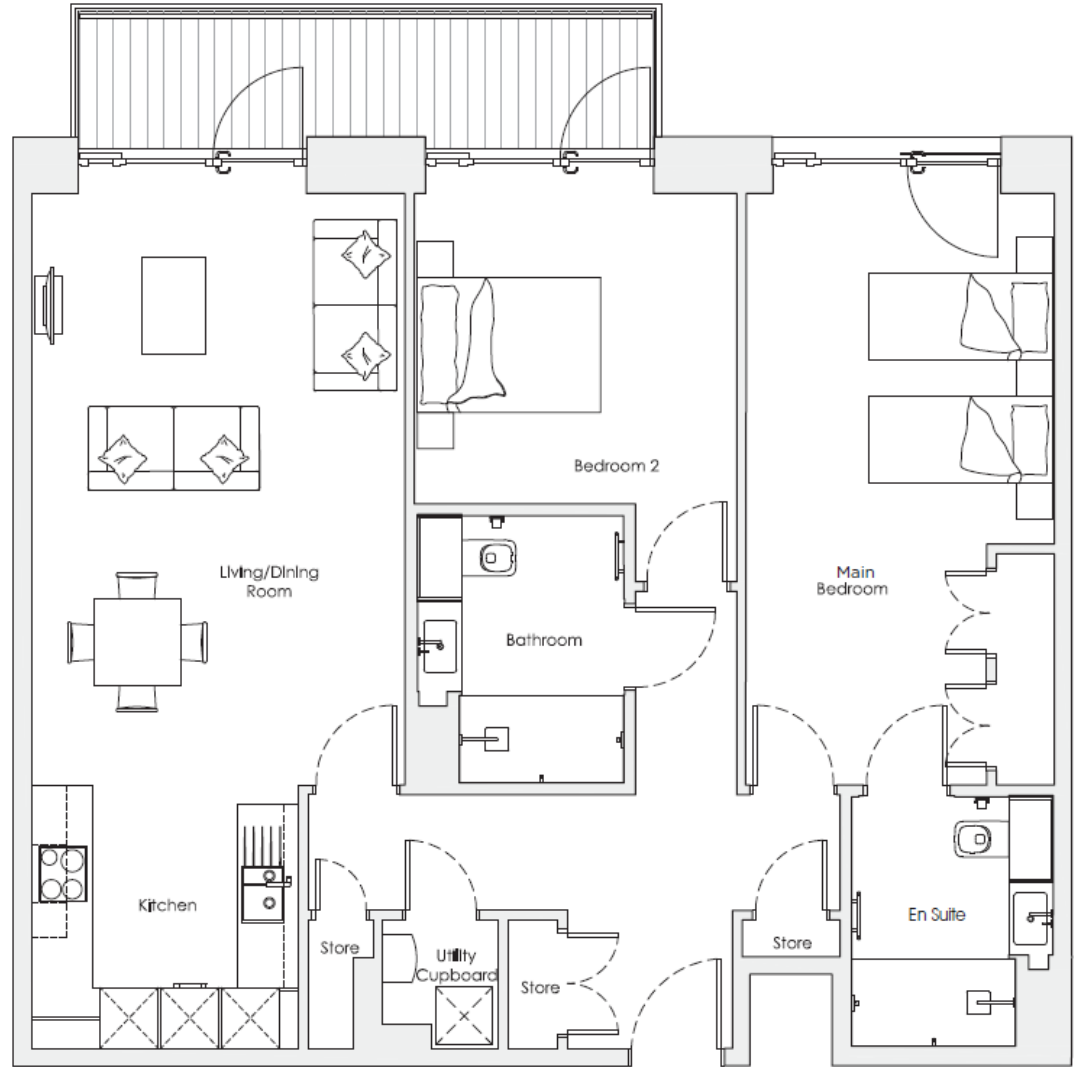
Internal Measurements

Metric (m)

Imperial (ft)

Living/Dining Room	6.1 x 3.9	20'0" x 12'x10"
Kitchen	2.7 x 2.8	8'10" x 9'2"
Main Bedroom	6.1 x 3.2	20'0" x 10'6"
Bedroom 2	3.2 x 3.3	10'6" x 10'10"
Balcony	1.2 x 6.0	3'11" x 19'8"
Total Sq ft. 1020		

Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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