

Apartment 78





# Apartment 78

## 2 bedroom apartment

A beautiful two bedroom apartment, located on the fourth floor with west facing views. The modern integrated kitchen is fully equipped with the latest Miele appliances and offers open plan living with the living/dining room. The spacious main bedroom features two fitted wardrobes, an en suite shower room and direct access to private balcony. There is an additional second double bedroom and bathroom fitted with Villeroy & Boch sanitaryware.

### Property specifications

- Entrance hall with large storage cupboards
- Two bedrooms with generous main bedroom
- Two bathrooms including en suite to main bedroom
- West facing, amazing sunset views
- Fourth floor with lift access
- Parking available to rent
- Private balcony accessible from both bedrooms

**Guide Price £1,275,000** (other fees apply)

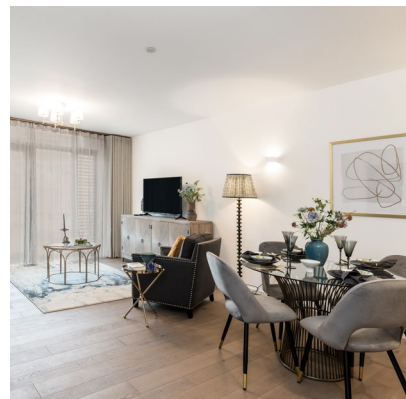
Monthly management fee: £857.23

Council Tax Band: F

Viewing by appointment with the sales office.

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Images for illustration purposes only.

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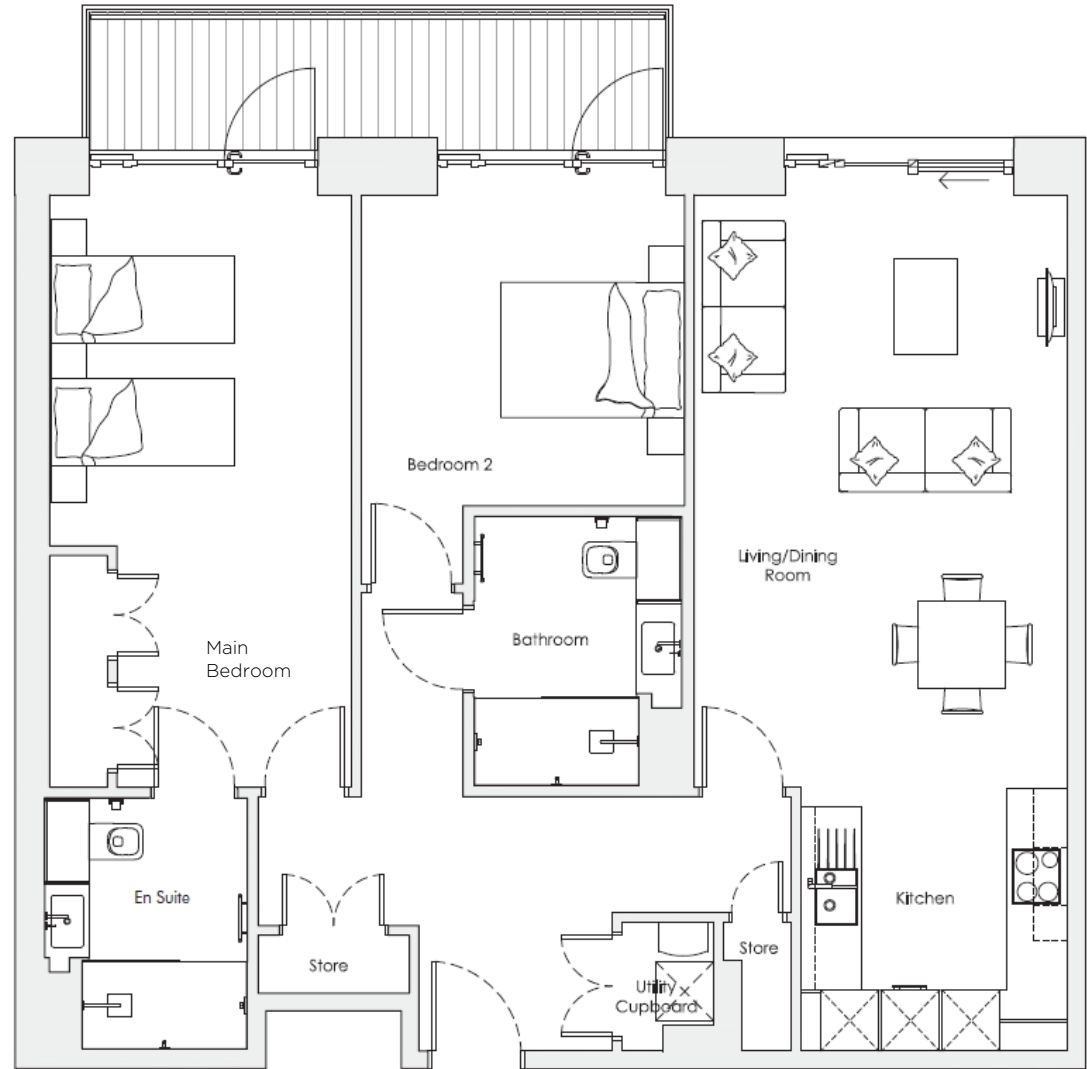
## Internal Measurements

	Metric (m)	Imperial (ft)
Living/Dining Room	6.1 x 3.9	20'0" x 12'x0"
Kitchen	2.7 x 2.8	8'10" x 9'2"
Main Bedroom	6.1 x 3.1	20'0" x 10'2"
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. 1,018

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	87   B	87   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



These pages are intended for marketing purposes only. Designs vary according to plot and all details should be checked at the Sales office. March 2024



