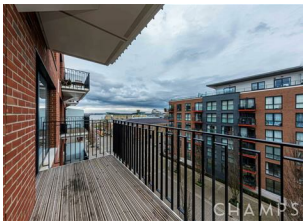
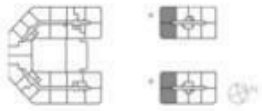


FLAT TYPE 3
2 BEDROOM



FLOOR 1, 2, 3, 4 & 5:			
PLOT:			
E1-1-6*	E1-5-6	E2-4-5	E1-4-6
E2-2-6	E2-5-6*	E1-5-5*	E2-4-6*
E2-2-5	E1-2-6	E2-1-6	E2-5-5
E2-3-5	E1-3-6	E1-2-5*	
E1-4-5*	E2-3-6*	E1-3-5*	
LIVING/DINING/KITCHEN 17'0" x 16'9" 5.17 x 5.11m			
BEDROOM 1 11'10" x 11'0" 3.61 x 3.35m			
BEDROOM 2 10'6" x 9'7" 3.20 x 2.92m			
TOTAL 756 sq ft 70.2 sq m			
BALCONY 12'11" x 4'9" 3.94 x 1.45m			



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	94	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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Estate Agents

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Anthony Martin
Estate Agents



Are you looking for a modern and stylish 2 bedroom apartment in the Royal Arsenal Riverside development? please look no further as this 2 bedroom apartment is simply stunning.

Internally, the property boasts bright open plan living/dining area that has floor to ceiling windows allowing in lots of natural light. Leading on through the spacious living area is your large private balcony.

Modern fully fitted Kitchen with integrated appliances, good size double bedrooms with fitted wardrobes in the master bedroom and brand new luxury bathroom with shower over the bath. This apartment also has great storage facilities with the property having 2 good size storage cupboards.

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2 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

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