







\*\*\*\* POPULAR CITY CENTRE LOCATION

\*\*\*\* Offered for sale with no chain offering secured communal entrance to the lift and stairs. Open plan living and dining kitchen, two double bedrooms, en suite and a bathroom. Parking space and communal gardens.





## HALL

With storage cupboard and doors to -

## UTILITY

Double doors form the hall into a utility area with plumbing for a washing machine.

## OPEN PLAN LIVING

Fitted kitchen area with units, work surfaces and a sink and drainer unit. Fitted oven and hob with extractor, space for a fridge freezer. Living and dining room with radiator and two Juliette balconies.

## BEDROOM

Upvc double glazed window and radiator.

## EN SUITE

Shower, low flush wc, wash hand basin, ladder style radiator.

## BEDROOM

Upvc double glazed window and radiator.

## BATHROOM

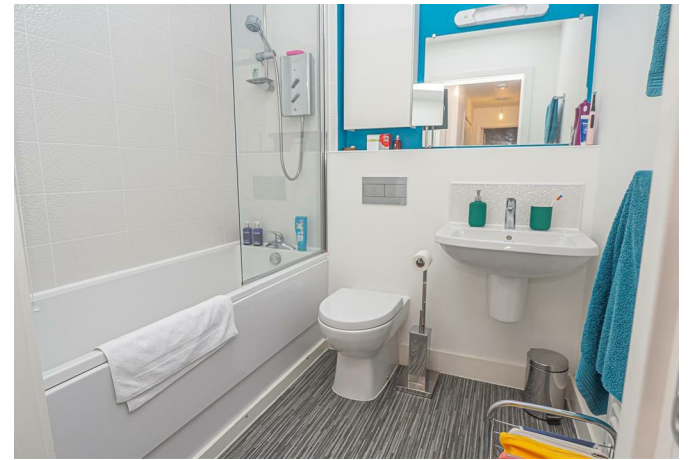
Panel enclosed bath, low flush wc, wash hand basin, radiator.

## OUTSIDE

Parking space and communal lawn.

















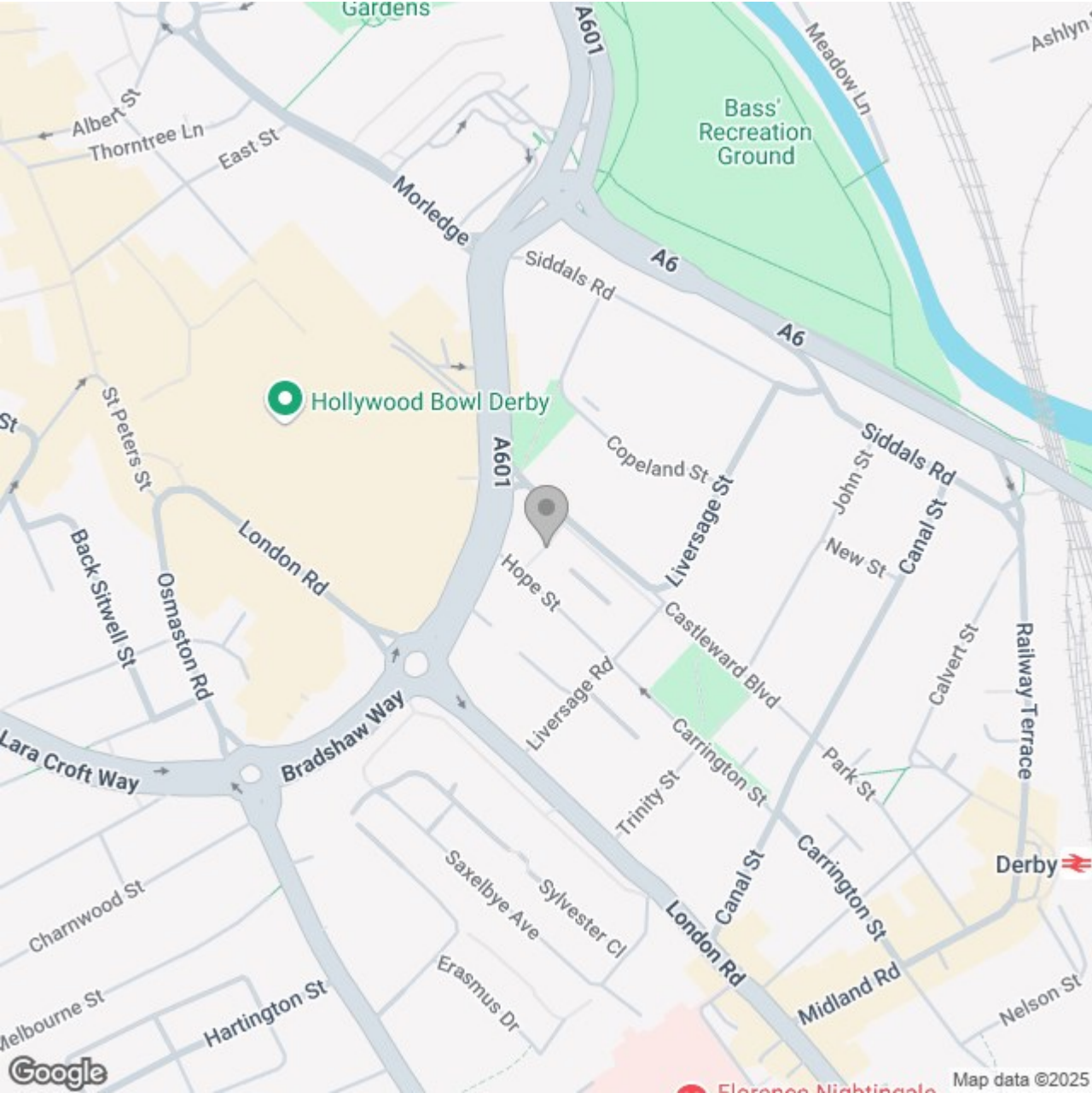












### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		

England & Wales

EU Directive 2002/91/EC