







\*\*\*\* THIRD FLOOR APARTMENT \*\*\*\*  
SECURE ACCESS WITH LIFT \*\*\*\*

This a great opportunity to purchase a two bedroom apartment overlooking the city in a no through position. In brief the property offers a hall, open plan living with a fitted kitchen, living and dining area with Juliette balcony, two double bedrooms and a re-fitted bathroom. Allocated parking space.





## COMMUNAL ACCESS

Secure access into the reception with stairs and a lift to all floors.

## HALL

Entrance door into the hall with storage cupboard and doors to -

## OPEN PLAN LIVING

The kitchen area offers fitted units, work surfaces, breakfsat bar and a sink and drainer unit. Electric oven and hob with extractor hood, space for a fridge freezer and plumbing and space for a washing machine. Lounge diner with an electric heater and upvc double glazed double doors onto the Juliette balcony.

## BEDROOM I

Upvc double glazed window and electric heater.

## BEDROOM 2

Upvc double glazed window and electric heater.

## BATHROOM

Panel enclosed bath with a shower over, wash hand basin, low flush wc.

## ALLOCATED PARKING

ONE SPACE IS LOCATED AND MARKED.







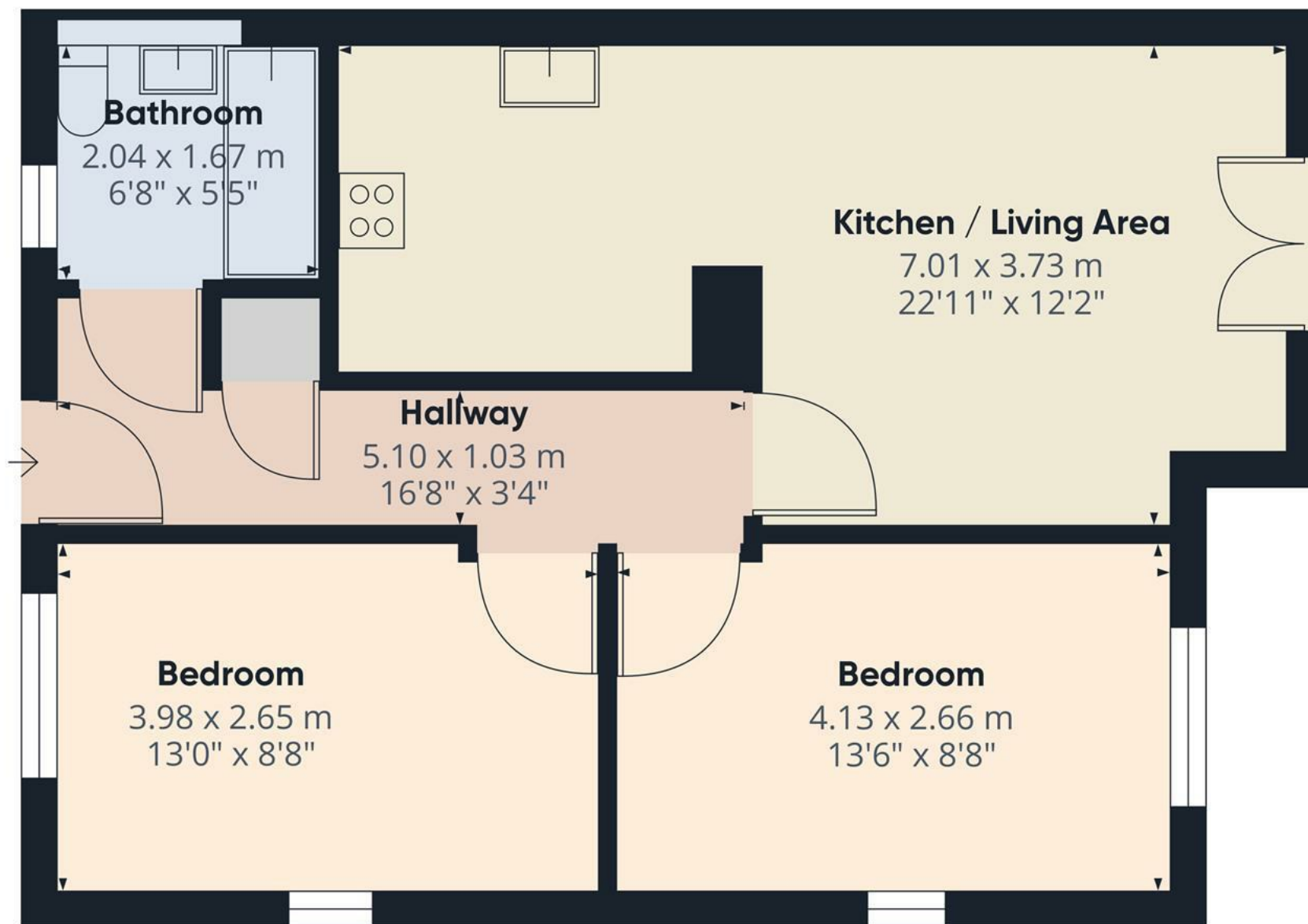












Approximate total area<sup>(1)</sup>

54.02 m<sup>2</sup>

581.51 ft<sup>2</sup>

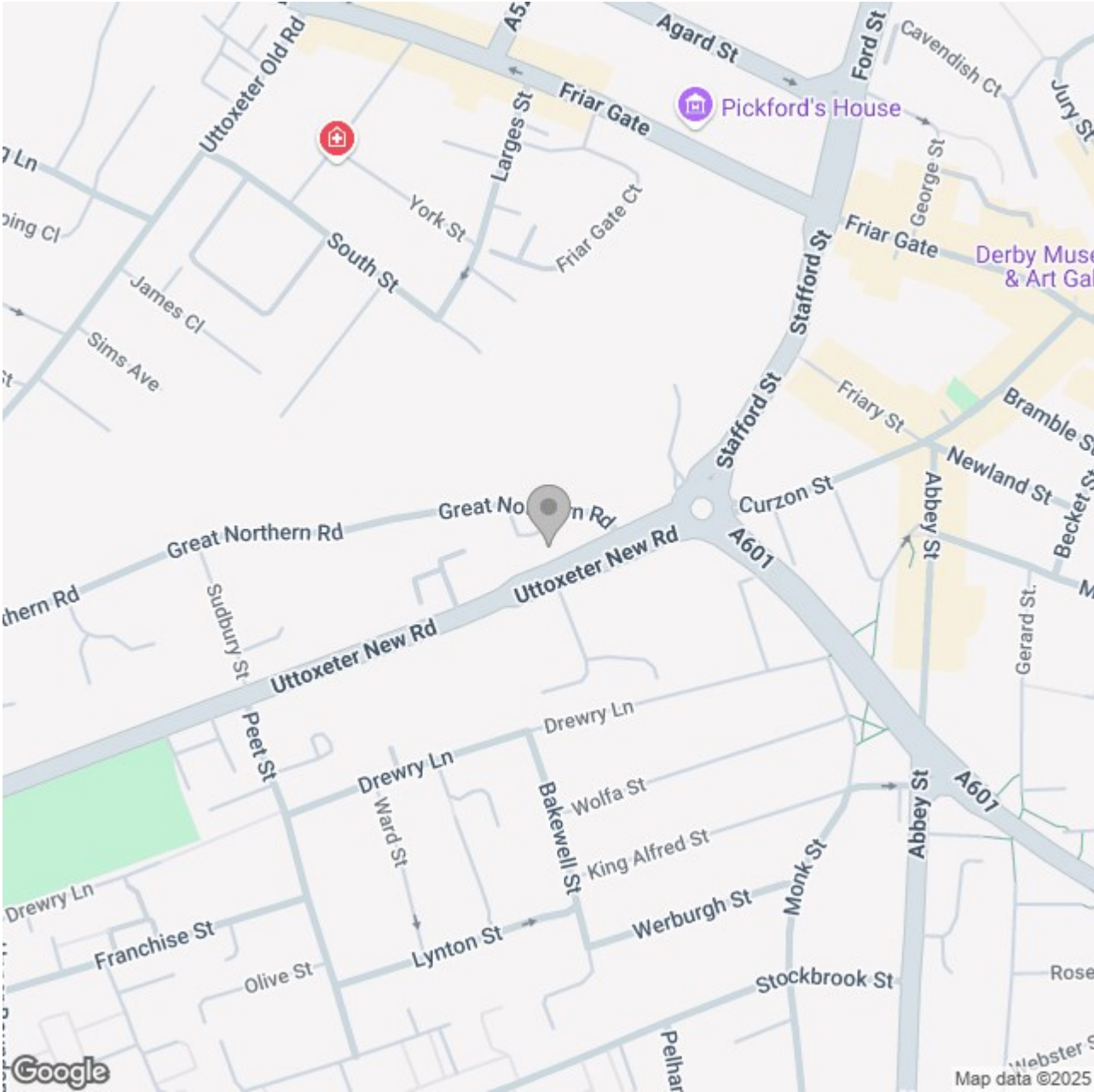
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360







### 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 