





\*\*\*\* PERFECT FIRST TIME  
BUY OR INVESTMENT \*\*\*\*  
NO CHAIN \*\*\*\* First floor  
apartment with a secure  
communal hall, private  
entrance hall, lounge,  
kitchen one double bedroom  
and a bathroom. Communal  
parking and an enclosed  
garden shared with the  
apartment below.



## COMMUNAL HALL

Secure entrance with stairs to the first floor and a private storage cupboard.

## HALL

Storage cupboard, airing cupboard and doors to -

## LOUNGE

Window to the front, radiator and access to the kitchen.

## KITCHEN

Fitted units, work surfaces and a sink and drainer unit, window. Fitted oven and hob, plumbing and space for a washing machine.

## BEDROOM

Radiator and window.

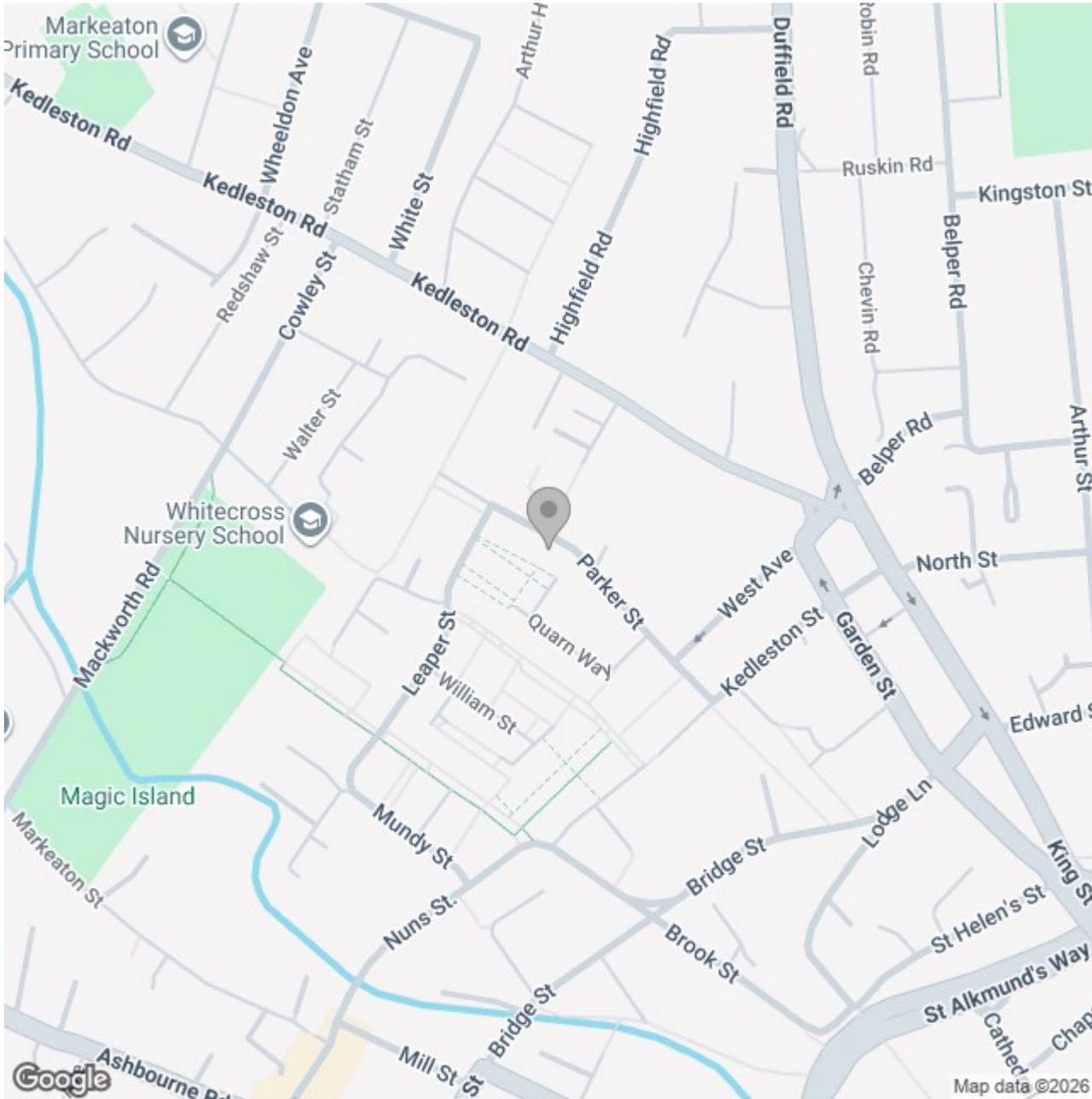
## BATHROOM

Bath, low flush wc, wash hand basin, radiator and window.

## OUTSIDE

Communal parking spaces, enclosed garden shared with the ground floor apartment.





### 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>	<b>77</b>	<b>77</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	