





**** WELL PRESENTED FIRST FLOOR APARTMENT ****
 TWO GOOD SIZE BEDROOMS **** Modern apartment block with secure communal areas and allocated rear parking. This apartment is located on the first floor and offers a hall, open plan living and dining kitchen with Juliet balcony, two bedrooms and bathroom. REAR PARKING AND SOLD WITH NO UPWARD CHAIN.



COMMUNAL ENTRANCE

Secure entrance door into the communal hall, stairs to the first floor.

HALL

Entrance door into the hall with intercom phone, double storage cupboard and doors to -

OPEN PLAN LIVING

Fitted kitchen with work surfaces and sink and drainer unit, fitted oven and hob and an integrated fridge freezer, dishwasher and the washing machine is include in the sale. Upvc double glazed window. Sitting area with Juliet balcony, upvc double glazed window and radiator.

BEDROOM

Upvc double glazed window, wardrobes and radiator.

BEDROOM

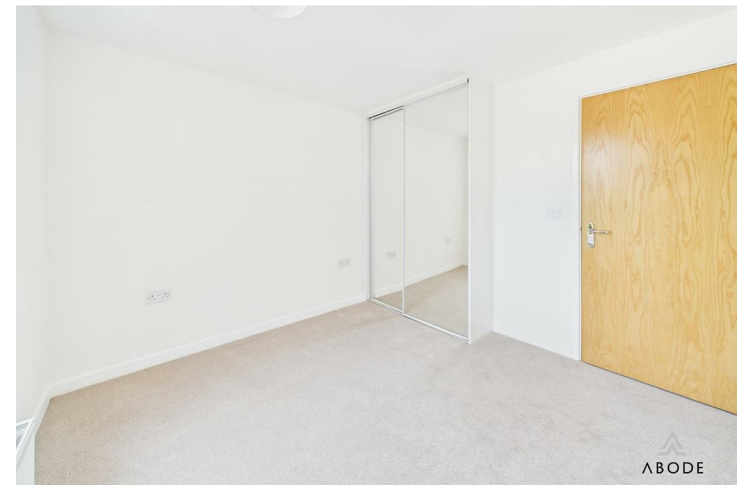
Upvc double glazed window, radiator.

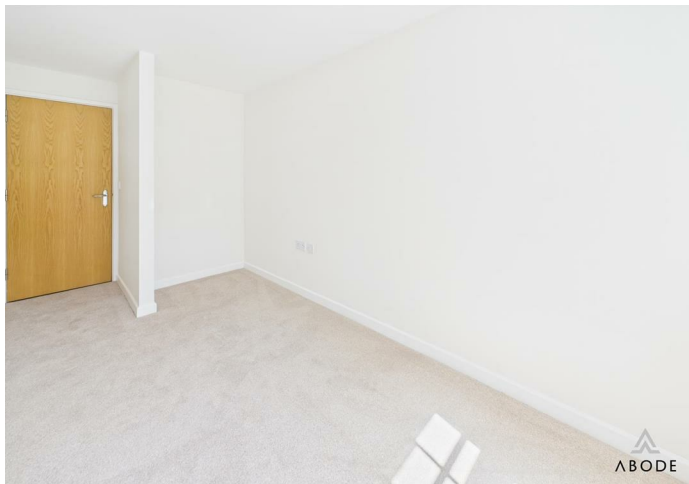
BATHROOM

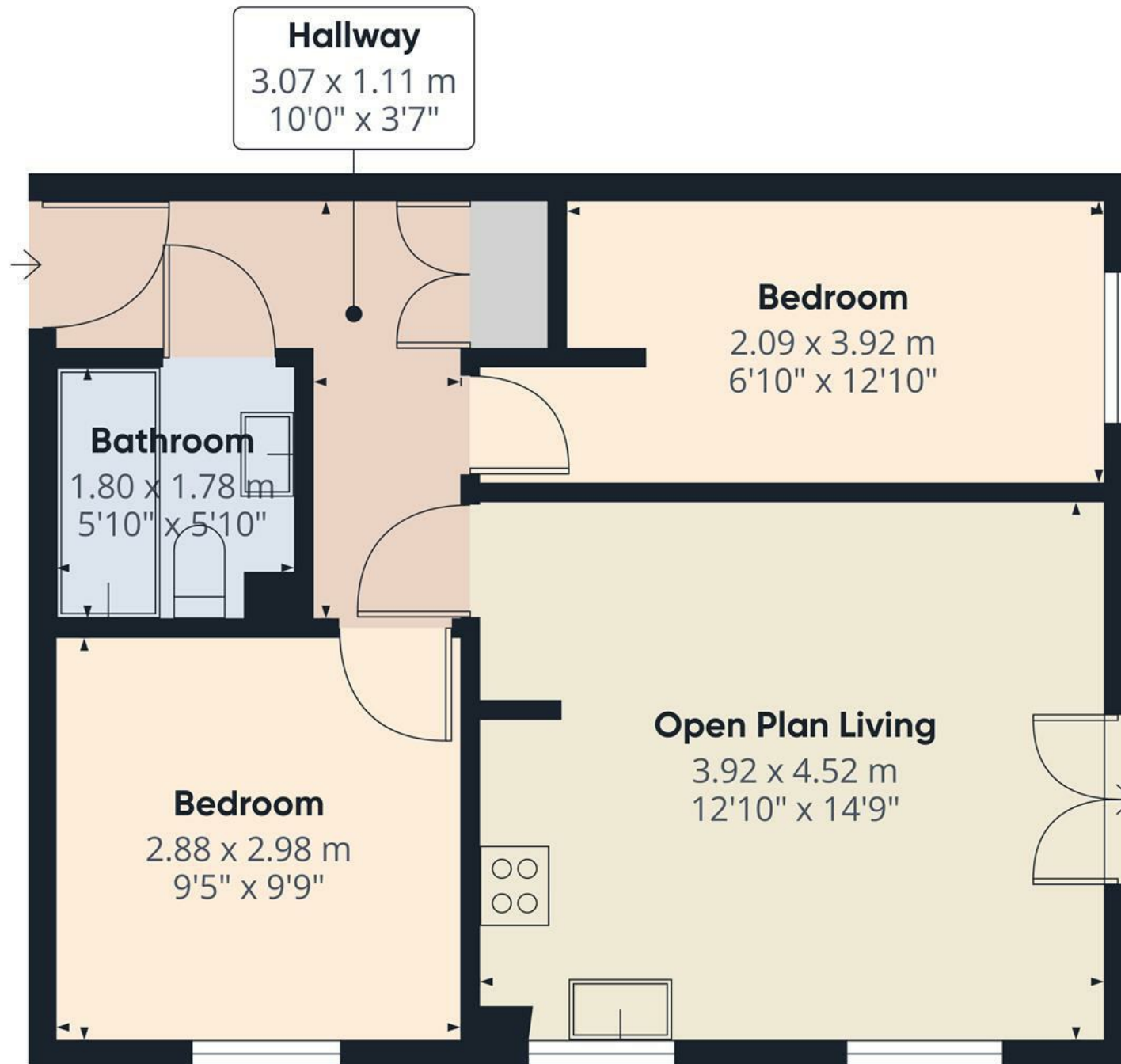
Panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin, towel radiator.

OUTSIDE

Allocated parking space to the rear.







Approximate total area⁽¹⁾

45.3 m²

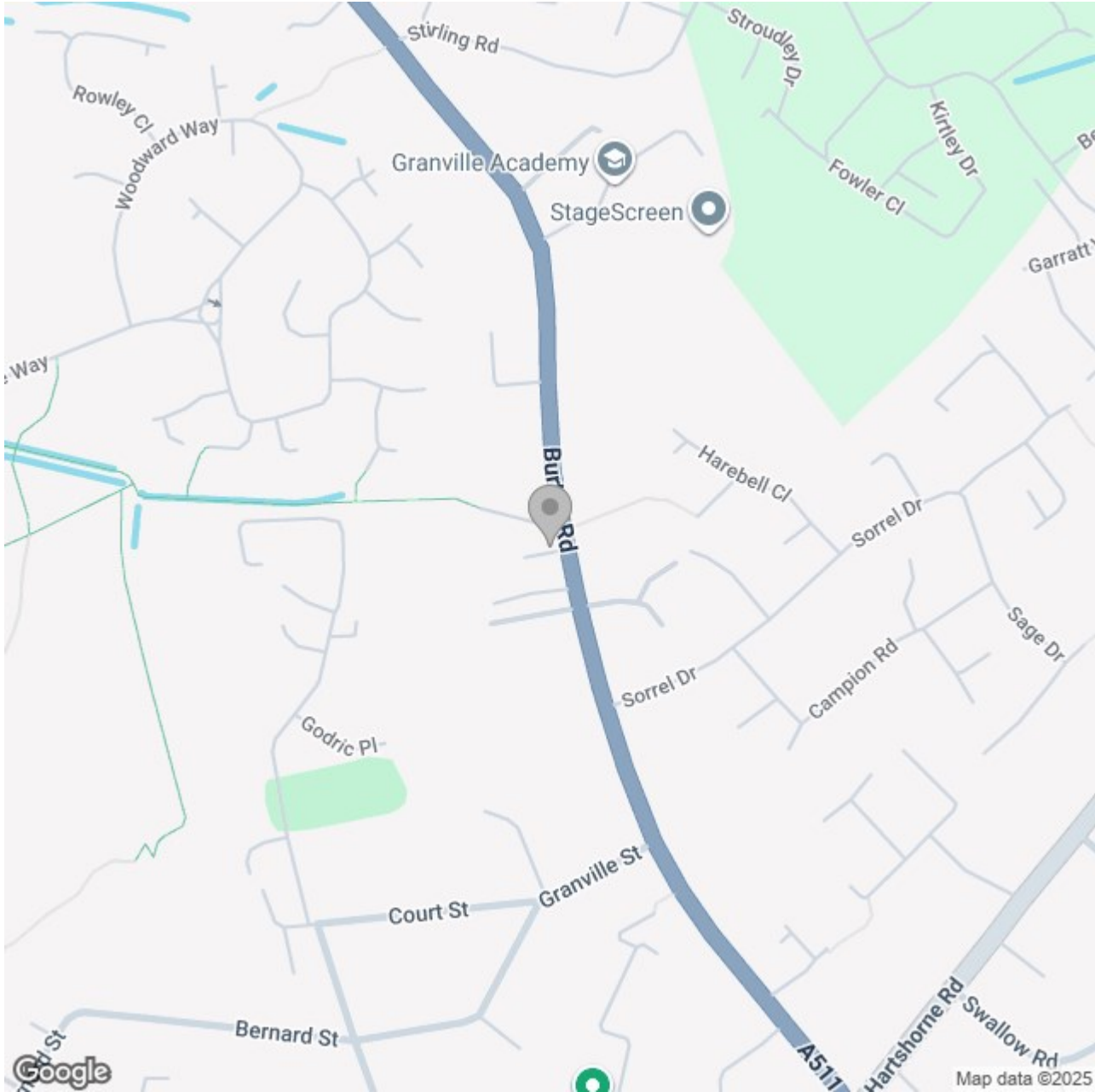
487 ft²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 69 | 77 |
| (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