https://www.abodemidlands.co.uk/

**** IMPRESSIVE THIRD FLOOR APARTMENT **** EN SUITE & BATHROOM **** SERVICED LIFT **** Conveniently located on the edge of the town centre offering smart communal areas with secure entrance and a serviced lift. Entrance hall with storage cupboard, open plan living and dining kitchen with Juliette balcony, two double bedrooms, ensuite shower room, bathroom. Allocated parking.

COMMUNAL ENTRANCE
Secure entrance with intercom, serviced lift and staircase.

HALL
Entrance door into the hall with double storage cupboard, radiator and doors -

OPEN PLAN LIVING
Kitchen area with fitted units, work surfaces and a sink unit. Fitted oven and hob with extractor, space for a fridge freezer, plumbing and space for a washing machine. Picture window and Juliette balcony, radiator.

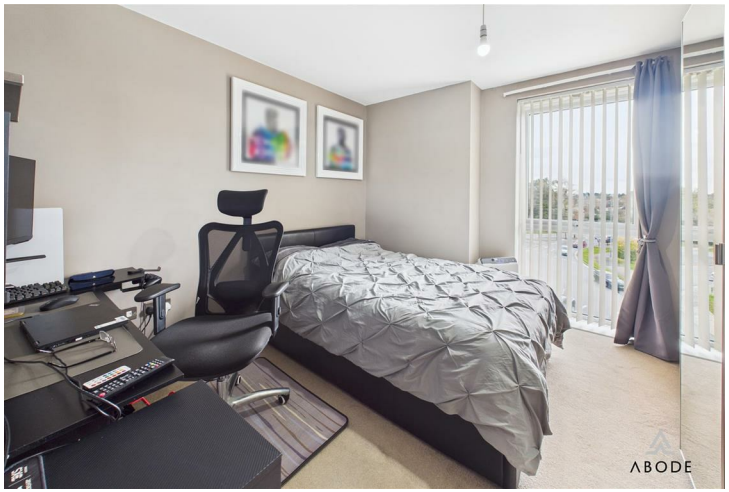
BEDROOM I
Picture window and radiator.

EN SUITE
Double shower, wash hand basin, low flush wc, radiator.

BEDROOM 2
Picture window and radiator.

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

OUTSIDE
Allocated parking and communal green areas.



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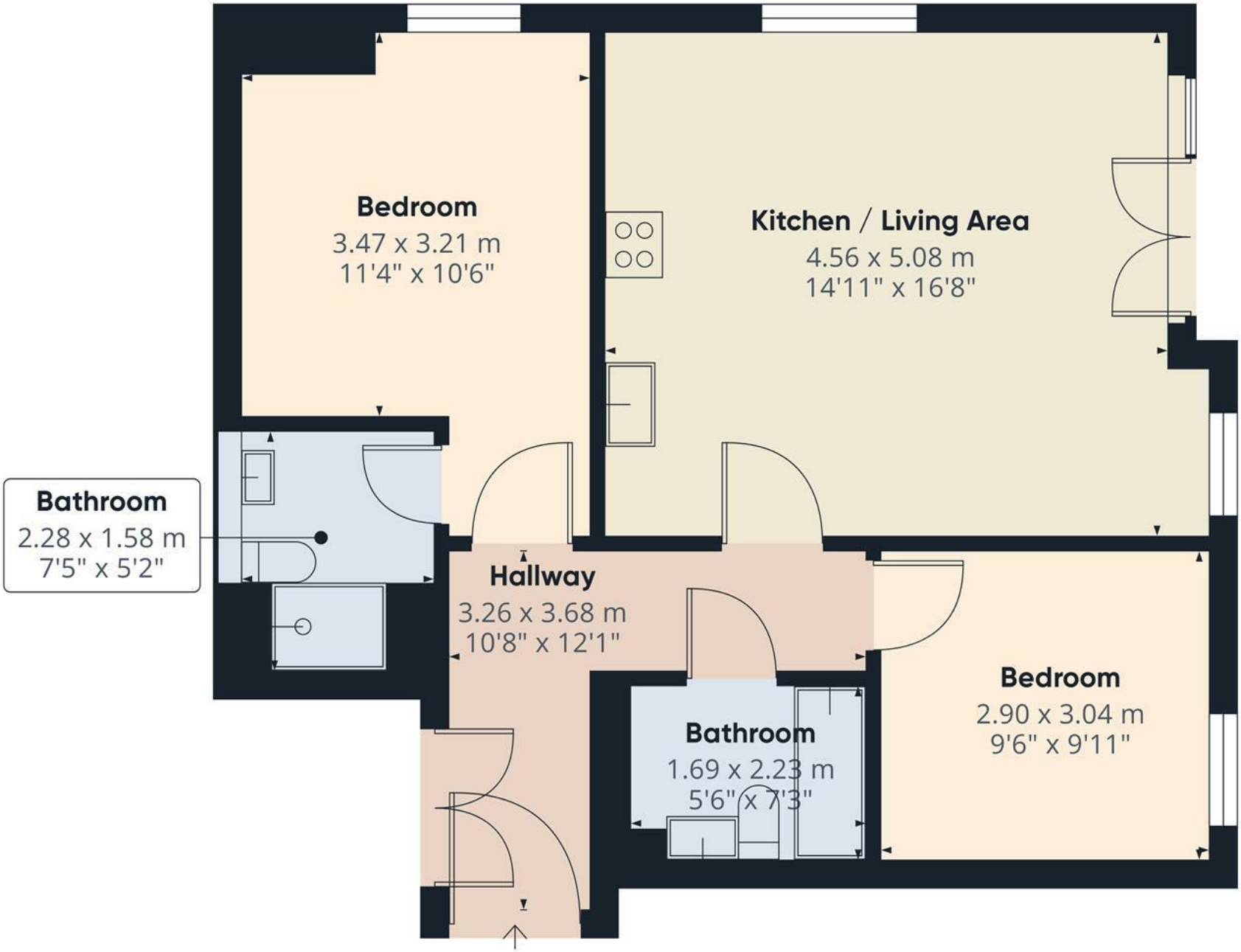

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Approximate total area(1)

59.5 m²

641 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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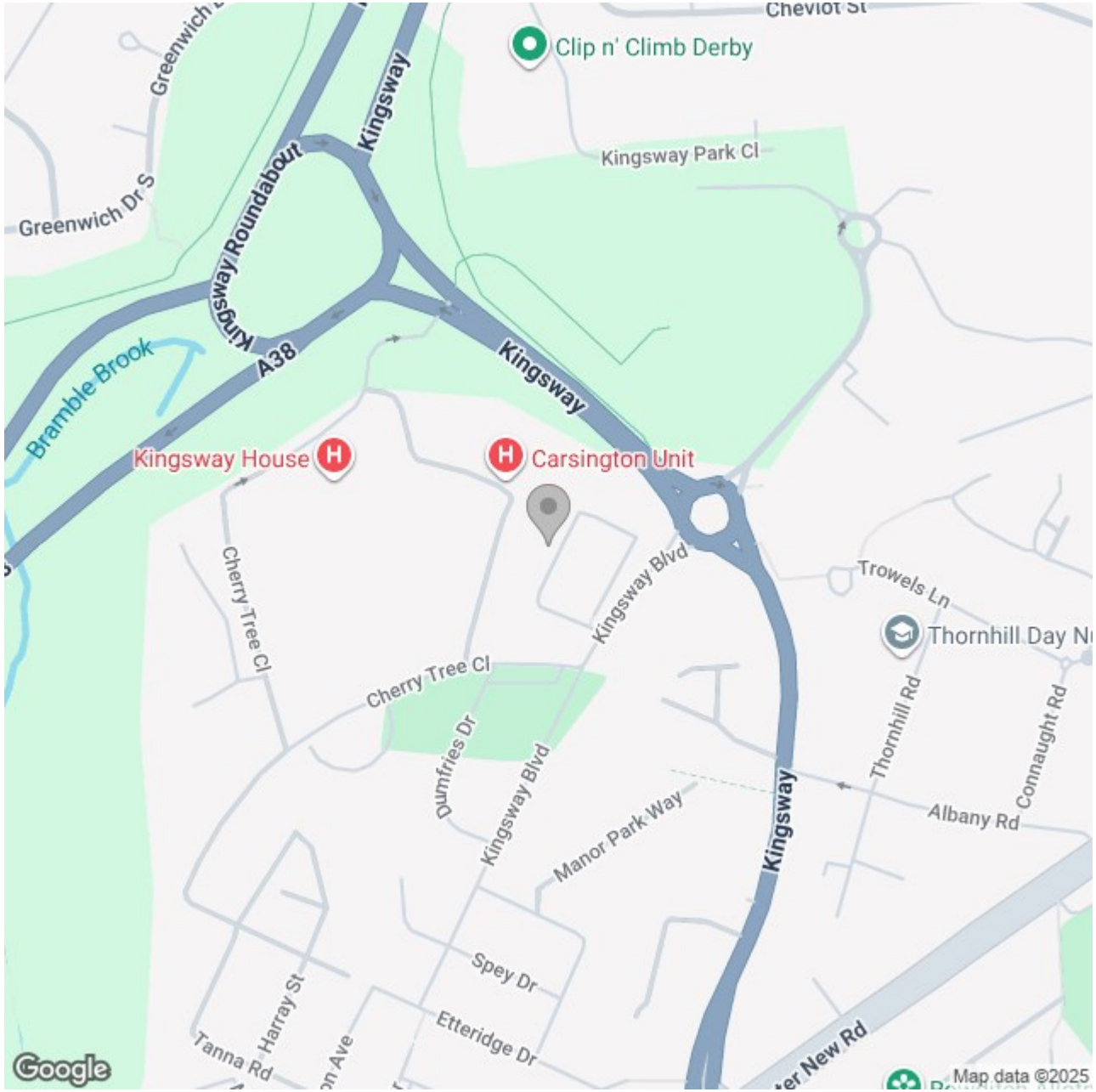

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(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