







\*\*\*\* IMPRESSIVE GROUND FLOOR  
 APARTMENT \*\*\*\* Located in a block of  
 just 3 apartments and benefitting from  
 a communal garden and allocated  
 parking. Secure entrance into a  
 communal hall, private entrance hall,  
 lounge and fitted kitchen, double  
 bedroom with built in wardrobes and a  
 bathroom. Offered for sale with no  
 upward chain and immaculate  
 throughout.





## COMMUNAL HALL

Secure entrance door into the communal hall with the door into the communal garden and door into the apartment.

## ENTRANCE HALL

Two storage cupboard, UPVC double glazed window, radiator and doors too -

## LOUNGE

Feature fireplace, radiator, 2UPVC double glazed windows and open through to the kitchen.

## KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drain the unit. Fitted oven and hob with extra extractor, integrated fridge and UPVC double glazed window.

## BEDROOM

Built-in wardrobes, radiator and a UPVC double glazed window.

## BATHROOM

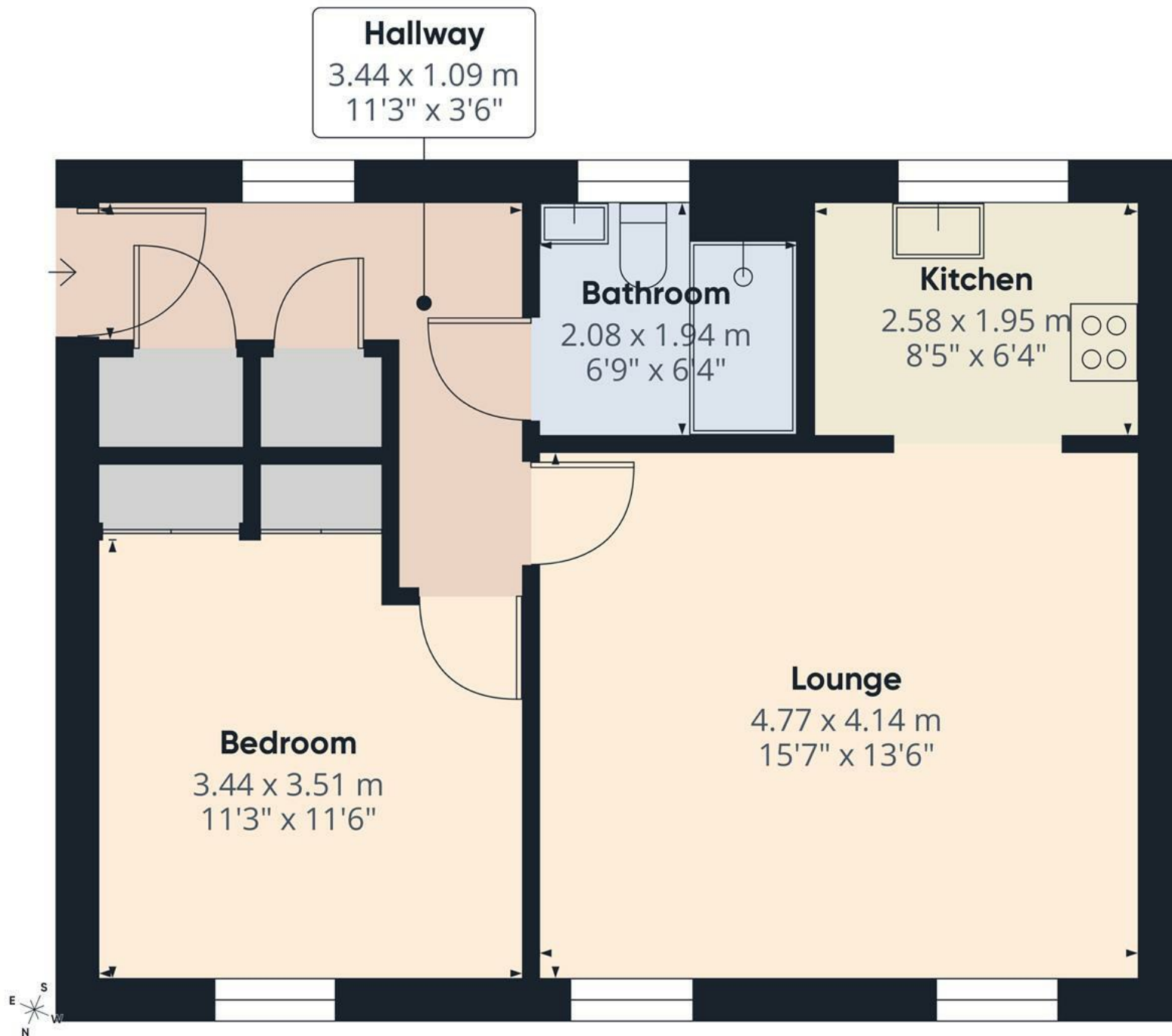
Panel enclosed bath, low flush wc, wash hand basin and a radiator.

## OUTSIDE

Communal garden with lawn and deck patio shared between the three apartments. Rear gate to the allocated parking space.







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

48.6 m<sup>2</sup>

524 ft<sup>2</sup>

(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.

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>	<b>76</b>	<b>76</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 