



- 2 Bed Ground Floor Flat
- Kitchen
- Garage
- Ideal Single Person/Couple/Investment

- Pleasant Location
- Bathroom/WC with Shower
- Recently Redecorated

- Spacious Lounge
- Enclosed Garden
- Convenient for Metro

A pleasantly situated 2 bedroomed ground floor flat, well placed for excellent transport links and the excellent facilities of Kingston Park. With gas fired central heating and sealed unit double glazing, the Entrance Hall leads to the spacious Lounge and the separate Kitchen, fitted with wall and base units, sink unit, split level oven with 4 ring ceramic hob with extractor over, plumbing for a washer, combi boiler and door to the rear. Bedroom 1 is to the front. Bedroom 2 has built in wardrobes and French doors opening to the rear garden. The Bathroom/WC has a low level wc, pedestal wash basin, panelled bath with mains shower over, screen and tiled surrounds. The Rear Garden has a patio with lawn, a range of plants and shrubs and a cold water tap. There is also a Garage in a small block of 4. Recently redecorated, there is scope for some further updating, making this property ideal for someone looking to create a property to their own taste.

This property is situated at the end of a cul-se-sac in Tudor Grange, ideally located for road and public transport links, including a Metro Station at Kenton Bank Foot with excellent access to the Airport and into the City, along with school, shopping, leisure and sporting facilities at Kingston Park.

**Entrance Hall 3'10 x 3'0 (1.17m x 0.91m)**

**Lounge 16'0 x 11'10 (4.88m x 3.61m)**

**Kitchen 8'10 x 6'6 (2.69m x 1.98m)**

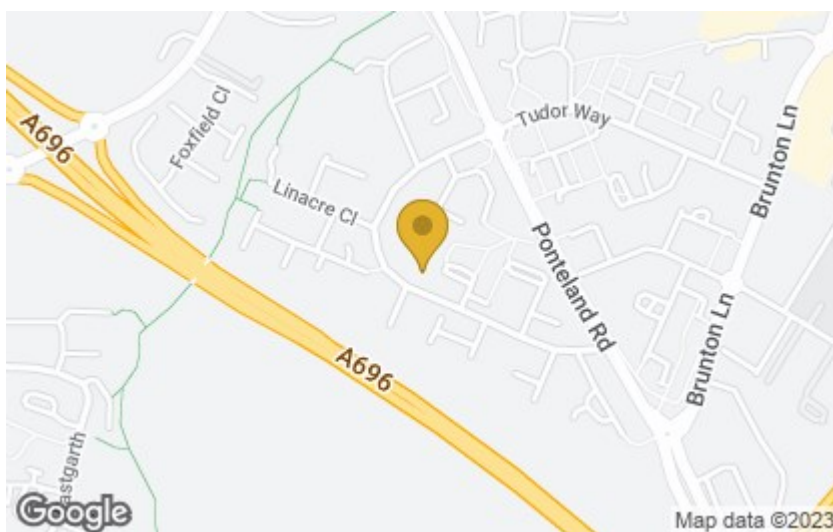
**Inner Hall 5'1 x 3'0 (1.55m x 0.91m)**

**Bedroom 1 10'0 x 12'8 (max) (3.05m x 3.86m (max))**

**Bedroom 2 10'2 x 9'0 (3.10m x 2.74m)**

**Bathroom/WC 7'2 x 6'4 (2.18m x 1.93m)**

**Garage**



Energy Performance: Current C Potential C

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.