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Description

We are delighted to offer to the market this modern ground floor, new build apartment ideally situated in this popular location close to supermarkets, schools, parks, bus routes and train stations nearby. Spacious accommodation offers natural light throughout with a large double bedroom, an open plan kitchen/lounge/dining area. The property also benefits from gas central heating and a parking space.



Key Features

- Modern Ground Floor Apartment
- One Double Bedroom
- Parking Space
- Council Tax Band A
- Open Plan Kitchen/Lounge/Dining Area
- Modern Bathroom
- Leasehold
- EPC Rating B





Composite double glazed front door leading to:

Spacious Hallway

With radiator, large double door storage cupboard.

Kitchen/Lounge/Diner
6.53 x 3.82 (21'5" x 12'6")

Dual aspect double glazed windows with fitted shutters, two radiators, integrated fridge/freezer, integrated dishwasher, Ideal combination boiler, one and half granite composite basin and drainer, integrated oven, four ring induction hob with overhead extractor, soft closing wall, base and drawer units with under cabinet lighting, integrated washing machine.

Bedroom

4.08 x 3.09 (13'4" x 10'1")

Dual aspect double glazed windows with fitted blinds, radiator, wall mounted thermostat.

Bathroom

Wall mounted heated towel rail, bath with shower screen, wall mounted controls and shower attachment, WC, pedestal basin, mirrored wall cabinet.

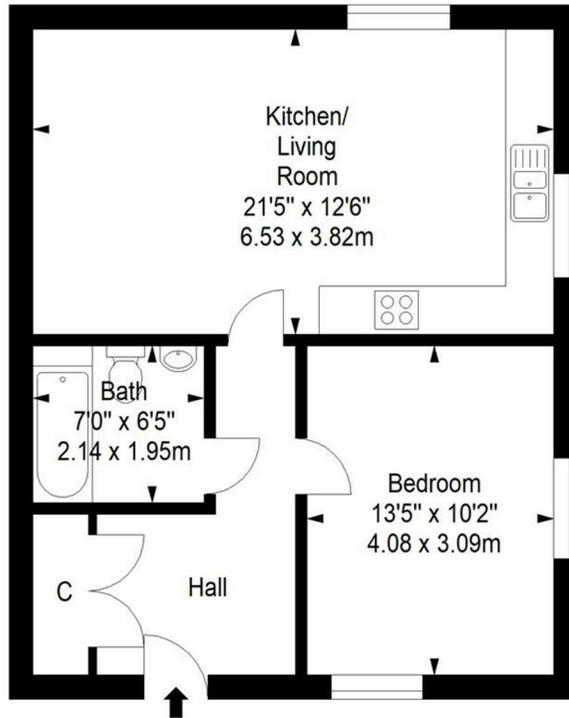
Tenure

Leasehold with 121 years remaining.
Ground Maintenance TBC



Floor Plan Narcissus Rise

Ground Floor



Approximate gross internal floor area 52.7 sq m/ 567.3 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only. All rights reserved.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81 plus) A		
(81-91) B			(61-80) B		
(69-80) C			(49-60) C		
(55-68) D			(39-48) D		
(39-54) E			(21-38) E		
(21-38) F			(11-20) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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