



£975 Per
Calendar Month

- Two Double Bedrooms
- Bathroom With Bath & Shower Cubicle
- Separate W.C
- Available Now
- EPC Energy Rating D (67)

****VIEWINGS FULLY BOOKED**** A spacious first and second floor flat with two double bedrooms situated in the sought after Offington location. The property has Gas Central heating and double glazing. The kitchen has an oven/hob and there is plumbing for a washing machine and dishwasher. The bathroom has a bath and shower cubicle and there is a separate W.C with a wash hand basin. Viewing is highly recommended.

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Accommodation

ENTRANCE

Frosted Glazed Door To:-

Stairs leading to landing with radiator and built in cupboard.

Entrance Hall

Stairs to first floor landing. Cupboard housing fuse box and electric meter. Double glazed window to rear aspect. Radiator. Thermostat. Stairs to second floor

Lounge 22'6" x 10'10" (irregular shaped room)

(6.86m x 3.30m (irregular shaped room))

Electric fireplace with surround. Two radiators. Two double glazed windows to rear aspect. Downlighters

Kitchen 12'8" x 10'10" (irregular shaped room)

(3.86m x 3.30m (irregular shaped room))

Range of matching wall and base units. Four ring electric hob inset into worksurface with oven under and extractor over. Stainless steel sink unit with inset drainer and mixer tap. Space and plumbing for washing machine and dishwasher. Space for fridge fridge freezer. Downlighters. Wall mounted boiler. Partially tiled walls. Frosted glazed windows to rear aspect. Frosted double glazed window to rear aspect. Frosted glazed door providing rear access

SECOND FLOOR

Separate W.C

Low level flush W.C. Wash hand basin with mixer tap. Frosted double glazed window

Bedroom One 13'5" x 11'3" (irregular shaped room)

(4.09m x 3.43m (irregular shaped room))

Radiator. Picture rail. Double glazed window to front aspect

Bedroom Two 11'3" x 10'11" (3.43m x 3.33m)

Radiator. Picture rail. Double glazed window to front aspect

Bathroom

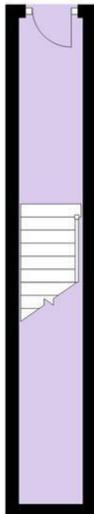
Suite comprising of panel enclosed bath. walk in shower cubicle with electric shower. Vanity wash hand basin with storage under. Downlighters. Radiator. Two frosted double glazed windows to rear aspect



Floorplan

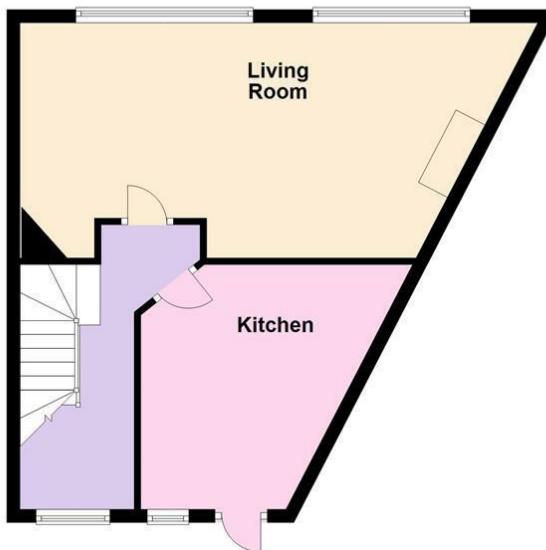
Ground Floor

Approx. 7.3 sq. metres (79.0 sq. feet)



First Floor

Approx. 44.7 sq. metres (481.4 sq. feet)



Second Floor

Approx. 43.8 sq. metres (471.5 sq. feet)



Total area: approx. 95.9 sq. metres (1031.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	66	76
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The services, systems and appliances listed in this section have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. All measurements are approximate.