



- Two bedroom apartment.
- Superb fitted kitchen with integrated appliances.
- Large, light lounge.
- Plenty of built in storage.
- Contemporary, light decoration throughout.
- Modern bathroom with bath with shower over.
- Rear garden.
- Off street parking.

Entering the property into a generous entrance hall, which provides access to the kitchen, sitting room, two bedrooms and bathroom which are all located on the first floor. The private rear garden is a real bonus find, perfect for catching the afternoon and evening sun.

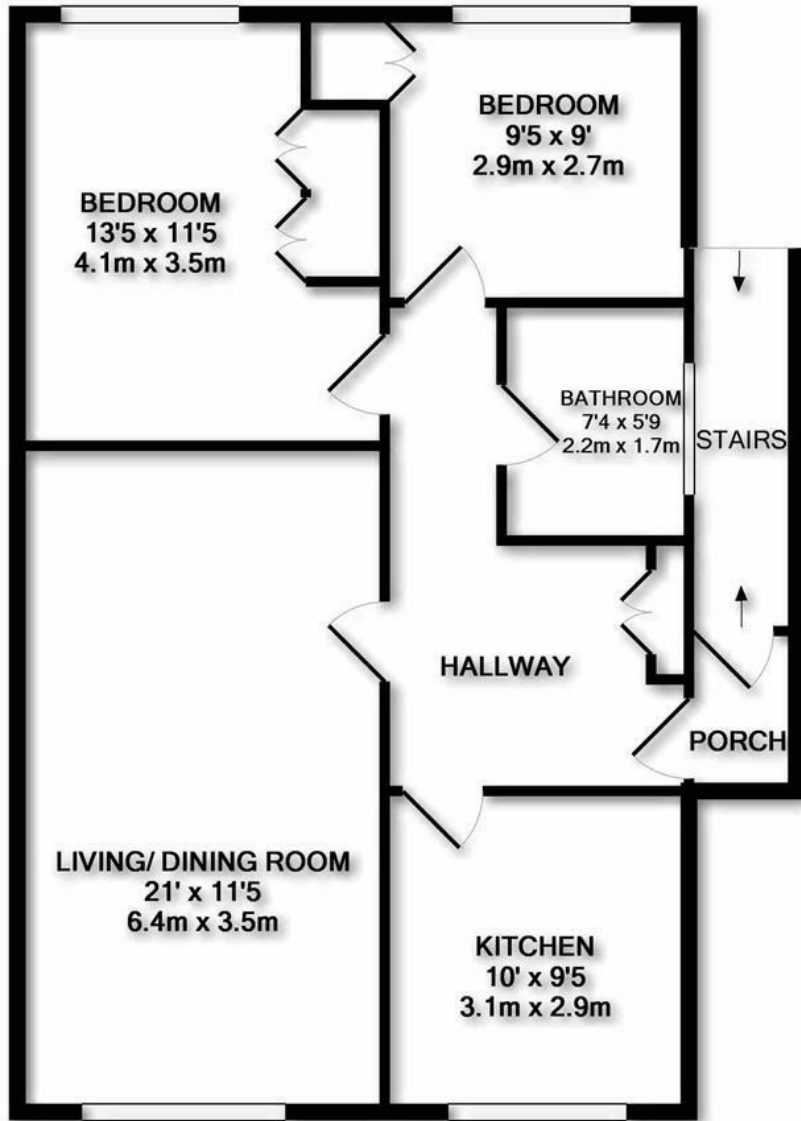
The lounge is a superb size with a large picture window, it is filled with light. With a comfy carpet, it is neutrally decorated and ready to move straight into.

The kitchen was refitted just a few years ago, it's u-shaped design provides oodles of cupboard and worktop space, with a gas hob, electric oven, integrated fridge freezer and space for a washer and fridge freezer- its a super kitchen.

There are two bedrooms, both with built in wardrobes
Completing the accommodation is a contemporary bathroom with bath with shower over and fitted vanity units.

To the rear of the property is a little garden, unusual for an apartment but a lovely added extra. Opposite the property behind the adjacent flats is the off street parking.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	78
	EU Directive 2002/91/EC	
England & Wales		

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	66	80
	EU Directive 2002/91/EC	
England & Wales		

