



Instinct Guides You



LARGE TWO BEDROOM, GROUND FLOOR FLAT, Granby Close £695 PCM

- Two Double Bedrooms
- Ground Floor
- Access To Private Garden
- Granby Close
- Well Presented
- Modern Kitchen
- Southerly Rear Garden



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A WELL PRESENTED, TWO DOUBLE BEDROOM, GROUND FLOOR apartment with access to PRIVATE GARDEN in Granby Close. The accommodation comprises well proportioned lounge, two bedrooms, modern fitted kitchen and bathroom with bath and shower over. Outside is a SOUTHERLY REAR GARDEN.



Room Dimensions

Entrance

Hallway

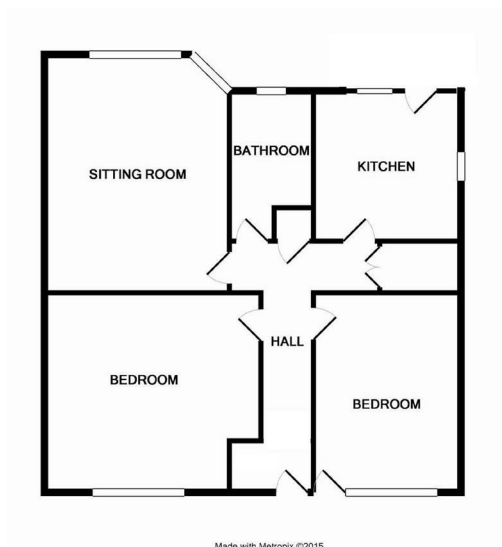
Lounge 12'11 x 11'9 (3.94m x 3.58m)

Bedroom One 13'10 max x 12'11 (4.22m max x 3.94m)

Bedroom Two 12'10 x 9'5 (3.91m x 2.87m)

Bathroom

Southerly Rear Garden



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

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.