









A superb top floor apartment, situated on this modern development within the popular and convenient area of Nookside, available immediately on an unfurnished basis. Internally the private accommodation comprises hall, living room with media wall, impressive kitchen/diner, two bedrooms, en-suite and separate bathroom. Features of note include gas central heating to radiators, double glazed windows and the development grounds are accessed via electrically operated gates where the apartment benefits from an allocated parking space. The property is well placed for access to local amenities as well as offering excellent links to major road connections including the A19. Viewing essential.

MAIN ROOMS AND DIMENSIONS

Entrance

Access via communal entrance door with stairs to second floor.

Second Floor Apartment

Entrance Hall

Radiator and storage cupboard.

Living Room 10'11" x 14'1"



Double glazed window, radiator and media wall with built in electric fire. Open plan into kitchen/diner.

Kitchen/Diner 12'10" x 16'1"



Range of wall and base units countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated oven, gas hob and hood. Space for fridge freezer and washing machine. Double radiator and 4x double glazed windows.

Bedroom 1 12'4" x 10'10"



Double glazed window to front and radiator. Door to en suite.

En-Suite



Low level WC, washbasin and walk in shower cubicle, double glazed window and radiator.

Bedroom 2 10'8" x 10'5"



Double glazed window and radiator.

Bathroom



Low level WC, washbasin and bath, radiator.

Tried. Trusted. Recommended.

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MAIN ROOMS AND DIMENSIONS

Outside



Allocated parking space and attractive communal gardens.

Council Tax Band

The Council Tax Band is Band B.

Move In Costs

Before moving in you will need to pay one month's rent and a bond equal to a months rent.

Lettings Important Notice

We endeavor to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Lettings Viewing

To arrange an appointment to view this property please complete an online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

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		
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Not environmentally friendly - higher CO ₂ emissions			
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