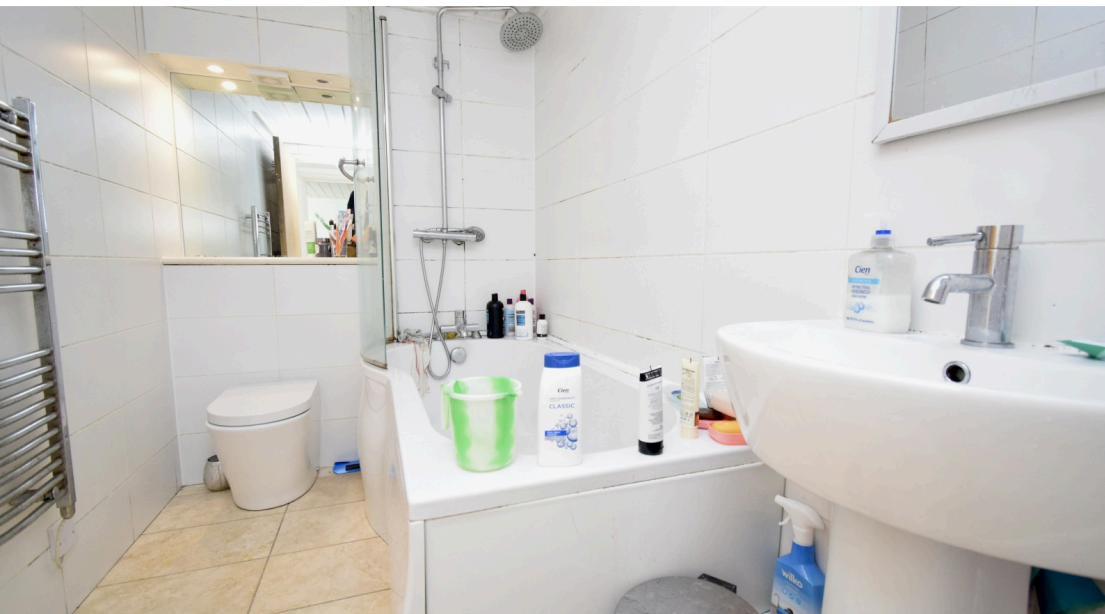




 **2**
Bedrooms

 **1**
Bathroom



Kings are pleased to present to the market a lovely two bedroom flat comprising of an open plan lounge/diner/kitchen with integrated appliances and a family bathroom. This property is located in the heart of the City Centre. This property benefits from access to a gym located within the building. The property has ample on street parking and is in great proximity to local amenities, bus stops, train station etc. This building requires access via intercom/fob making this a desirable secure apartment.

Council Tax Band: C

Tenure: Leasehold

Leasehold Information:

Number of years left on lease: 108 years Annual service charge: £2,223 Annual ground rent: £200.00

Lounge/diner/kitchen

5.03m x 7.01m (16'6" x 23")

A spacious open plan living space with two double glazed windows, white units with black tops, a built in oven and two radiators

Bedroom One

3.26m x 3.45m (10'8" x 11'4")

Bedroom One with a carpet and a built in wardrobe

Bedroom Two

3.26m x 3.00m (10'8" x 9'10")

Bedroom Two with a carpet and a built in wardrobe

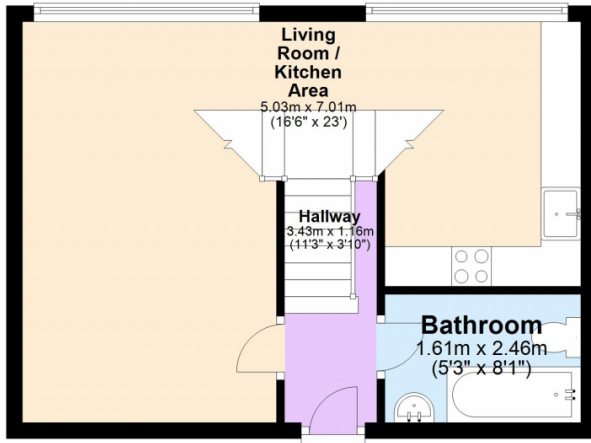
Bathroom

1.61m x 2.46m (5'3" x 8'1")

The Bathroom benefits from a tiled in splash area, a P shaped bath, laminate flooring, a towel rack, a toilet, a sink with a mixer and a heated towel rack

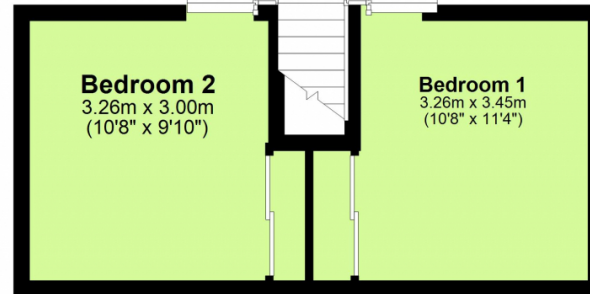
Ground Floor

Approx. 35.3 sq. metres (379.5 sq. feet)



First Floor

Approx. 21.0 sq. metres (225.5 sq. feet)



Total area: approx. 56.2 sq. metres (605.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

