



## Ronald Court, Avenue Road, Clarendon Park

Offers Over £145,000

OVER 55s FIRST FLOOR APARTMENT on Avenue Road in Clarendon Park with TWO BEDROOMS, living room, dining kitchen and a shower room.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C



0116 274 5544





### **Entrance Hall**

With access to the:

### **Living Room**

14' 10" x 11' 2" (4.52m x 3.40m)

With a double-glazed window to the front elevation, a TV point and an electric wall-mounted heater.

### **Dining Kitchen**

10' 10" x 7' 8" (3.30m x 2.34m)

With a double-glazed window to the side elevation, sink and drainer unit with a range of wall and base units with work surfaces over, a four-ring electric hob, oven, extractor fan, plumbing for an appliance and a space for a fridge.

### **Bedroom One**

14' 10" x 10' 10" (4.52m x 3.30m)

With a double-glazed window to the front elevation, built-in wardrobes, a TV point and an electric wall-mounted heater.



**Bedroom Two**

10' 2" x 7' 10" (3.10m x 2.39m)

With a double-glazed window to the front elevation and an electric wall-mounted heater.

**Shower Room**

7' 2" x 5' 6" (2.18m x 1.68m)

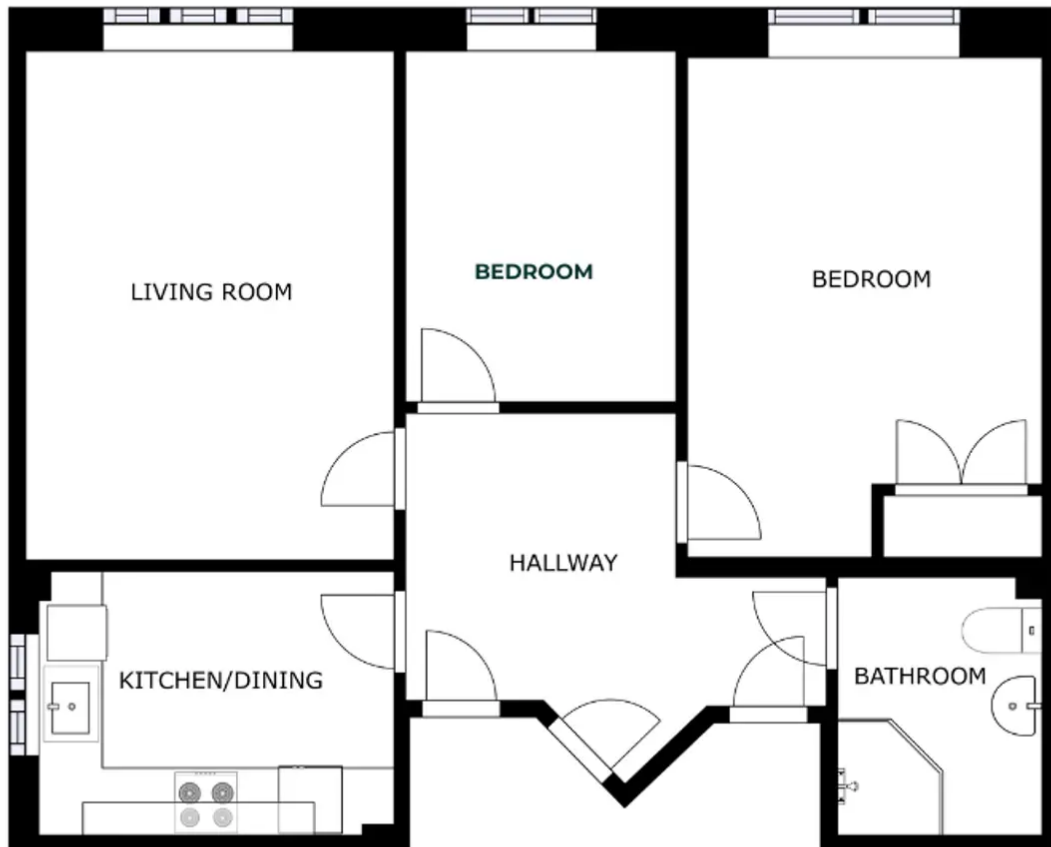
With a shower cubicle with shower over, WC, wash hand basin and tiled splashbacks.

**Communal Garden**

A well-maintained communal garden.

**Allocated Parking**

Allocated parking space to the rear



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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