

## North Avenue, Clarendon Park

£200,000

A GROUND FLOOR FLAT available with NO UPWARD CHAIN situated in a secure development in Clarendon Park. The home has a stylish theme throughout to include a modern style fitted kitchen with built-in appliances and modern style bathroom.

Tenure: Leasehold

EPC Energy Efficiency Rating: C



0116 274 5544







### **Communal Entrance**

With personal door leading to:

### **Entrance Hall**

With storage cupboard, cupboard housing plumbing for washing machine, radiator.

### **Sitting Room** 16' 10" x 12' 3" (5.13m x 3.73m)

With double glazed window to the front elevation, two radiators, open aspect leading to:

### **Dining Room** 15' 6" x 8' 5" (4.72m x 2.57m)

With double glazed window to the front elevation, radiator.

### **Kitchen**

With double glazed window to the front elevation, one and a half bowl sink and drainer unit with a range of wall units with under unit lighting, base units with work surface over, built-in oven and microwave, built-in dishwasher, built-in fridge freezer, electric hob with chimney hood over, cupboard housing boiler, laminate floor, part tiled walls.



**Bathroom** 7' 4" x 5' 4" (2.24m x 1.63m)

With bath having overhead rain forest shower and hand held shower, shower screen, wash hand basin, low-level WC, built-in cupboard, shaver point, extractor fan, tiled walls, tiled floor, heated chrome towel rail.

**Bedroom One** 12' 0" x 11' 5" (3.66m x 3.48m)

With double glazed window to the front elevation, radiator.

**Bedroom Two** 9' 5" x 8' 0" (2.87m x 2.44m)

With double glazed window to the side elevation, built-in wardrobe, radiator.

**Communal Garden**

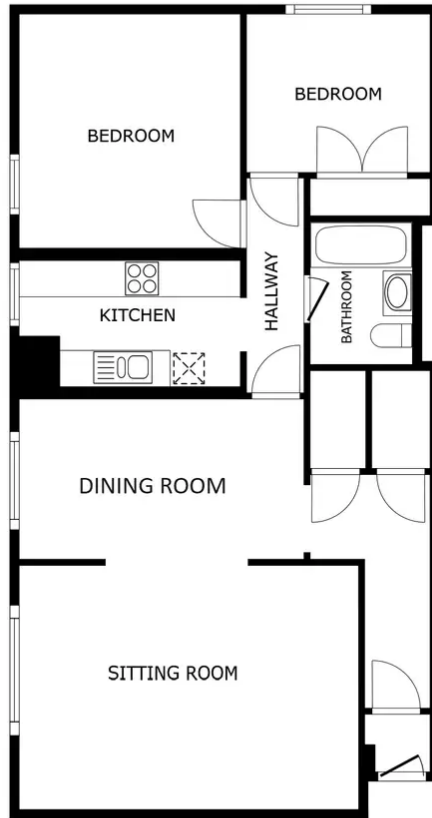
Secure gated access leading to communal gardens.

**Parking** 1 Vehicle

Secure gated access leading to communal parking.

**Garage** 1 Vehicle

Located to the rear in a block, third from the left.



FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**We'll keep you moving...**



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