



## Fleetwood Court, Clarendon Park

£165,000

First floor flat in CLARENDON PARK with allocated parking, two bedrooms and an OPEN PLAN LIVING KITCHEN DINING ROOM.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C







### **Entrance Hall**

With wood effect flooring, a storage cupboard, an airing cupboard housing the boiler and a radiator.

### **Bedroom One**

16' 3" x 8' 7" (4.95m x 2.62m)

With a double-glazed window to the front elevation and a radiator.

### **Bedroom Two**

13' 6" x 6' 2" (4.11m x 1.88m)

With a double-glazed window to the front elevation and a radiator.

### **Bathroom**

7' 2" x 6' 2" (2.18m x 1.88m)

With a bath with an electric shower over, wash hand basin, WC, spotlight, extractor fan, wood effect flooring and a radiator.



### **Open Plan Living Kitchen Dining Room**

22' 2" x 19' 0" (6.76m x 5.79m)

With two double-glazed windows to the front elevation, spotlights, a sink and drainer unit with a range of wall and base units with work surfaces over, oven, electric hob, chimney hood, plumbing for a washing machine, breakfast bar, wood effect flooring and three radiators.

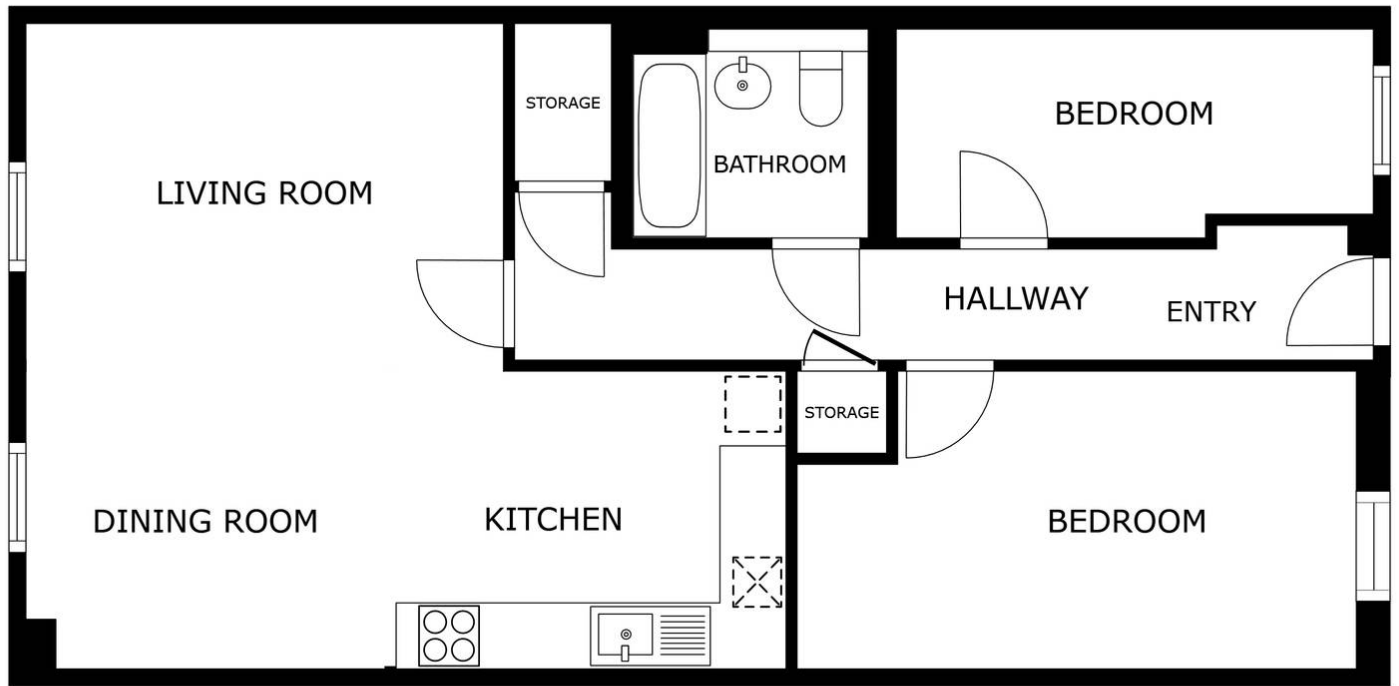
### **Allocated Parking**

For one Vehicle

### **Lease Information:**

105 Years remaining on the lease

£80 Per month service charge



FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 70.9 m<sup>2</sup>  
 TOTAL : 70.9 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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