







## Property Description

A two bedroom first floor apartment with Juliet Balcony and lovely views across Lavender Hall Park situated in a quiet sought after location, in the catchment area for local outstanding OFSTED schools, close to the village with its range of shops, restaurants and local train station, Ideal first time buyer/investment property. NO CHAIN.

## Approach

Stairs rising to first floor landing, front door leading to entrance hallway with further doors leading to two bedrooms, living room, family bathroom, and storage cupboard.

## Lounge

15' 9" x 13' 7" ( 4.80m x 4.14m )

Juliet balcony overlooking the park area, feature fireplace with electric flame effect fire, TV aerial point, door leading to cupboard providing shelving and general storage space, door leading to kitchen.

## Kitchen

11' 10" x 6' 1" ( 3.61m x 1.85m )

Fitted with a range of base and wall mounted units, space for washing machine, integrated fridge, stainless steel sink unit with mixer tap, integrated oven with extractor over, window facing rear of property.

## Hallway

Cupboard housing hot water tank and providing storage space.

## Bathroom

6' 5" x 6' 2" ( 1.96m x 1.88m )

Family bathroom includes ceiling light point, wall mounted wash hand basin, low-level W/C, bath unit with shower over, extractor fan, wall mounted cupboard.

## Bedroom One

12' 11" x 9' ( 3.94m x 2.74m )

Fitted double wardrobe providing shelving and hanging space, ample space for additional bedroom furniture, radiator, window facing front of property,

## Bedroom Two

9' 4" x 6' 7" ( 2.84m x 2.01m )

Radiator, window facing front of property,

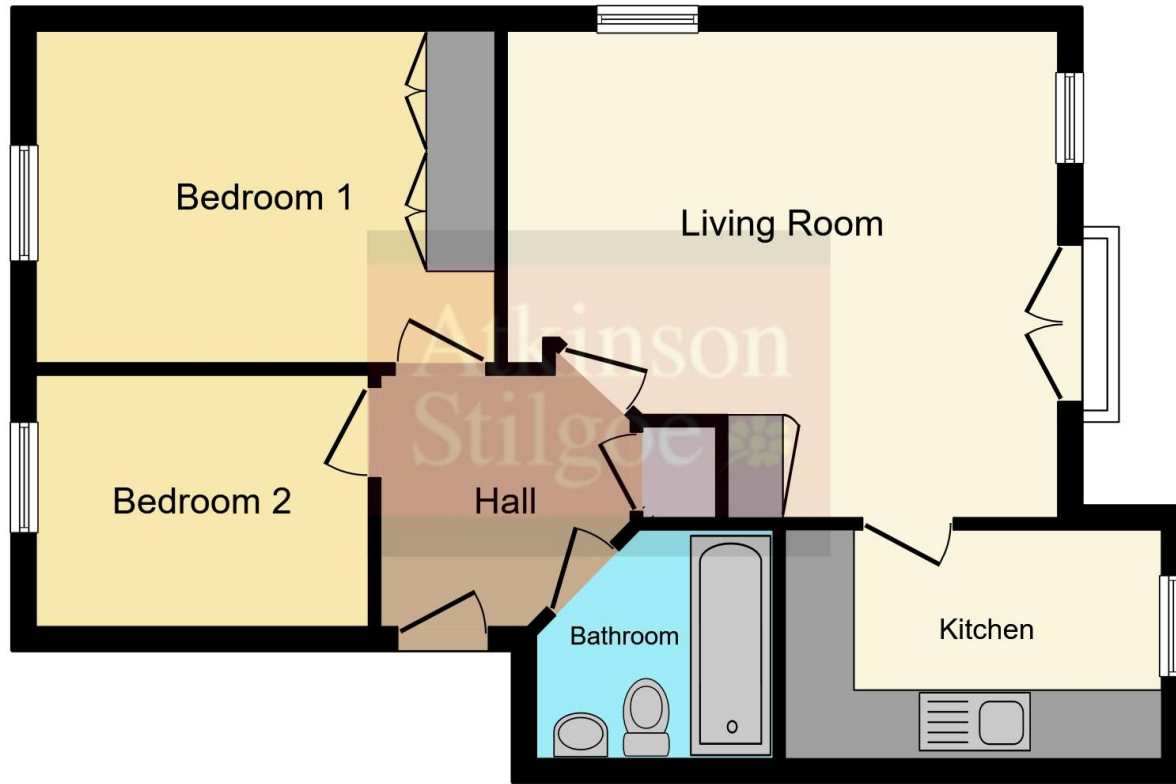
## Outside

One allocated Parking space alongside additional visitor parking.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Atkinson Stilgoe on

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**EPC Rating: C**

**view this property online [atkinsonstilgoe.co.uk/Property/BAL105169](http://atkinsonstilgoe.co.uk/Property/BAL105169)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Feb 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Tenure: Leasehold



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