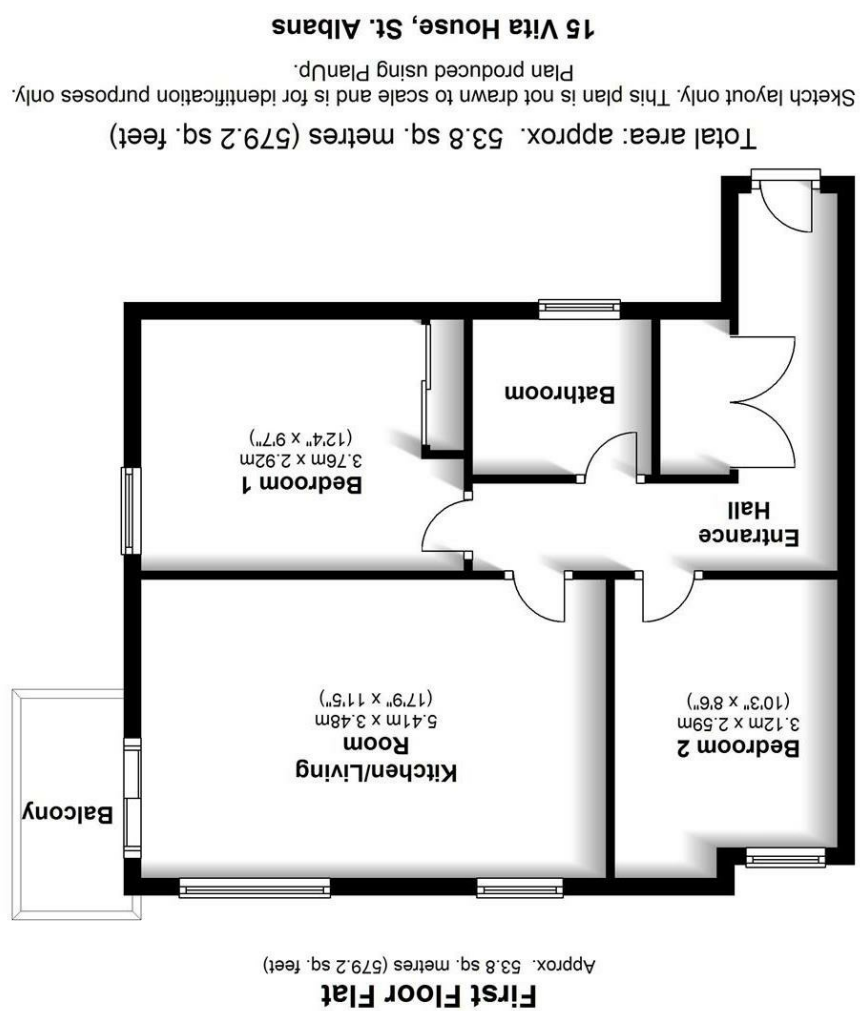


Energy Efficiency Rating	
 EU Directive 2002/91/EC England & Wales	Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs
Potential 82	Current 81





A two bedroom first floor apartment with a private balcony and secure underground parking space located in the stylish development of Charrington Place only a few moments walk of the mainline station and the City centre just beyond. The property is offered for sale chain free.

£424.12 per annum.

Communal Entrance

Staircase and lift to all floors.

Entrance Hallway

Built-in cupboard. Doors to:

Living Room/Kitchen

Double glazed floor to ceiling window and double glazed sliding door to balcony. Kitchen area fitted with a range of wall and base mounted units with wood effect work tops over. Inset single drainer sink unit. Built-in stainless steel oven and hob with matching splashback and chimney style extractor.

Balcony

Bedroom One

Built-in wardrobes. Double glazed window.

Bedroom Two

Double glazed window.

Bathroom

Modern suite in white comprising paneled bath with glazed shower screen over, wall hung basin and low level WC. Part tiling to splashbacks. Double glazed window.

Parking

Secure allocated underground parking space. Secure bike storage.

Lease

999 years with 982 years remaining.

Maintenance

£2171.22 for the current year plus £808.37 for insurance.

Ground Rent

