





**£220,000**

A SPACIOUS TWO DOUBLE bedroom TOP FLOOR flat in popular residential area & boasting LOUNGE/DINER - BALCONY - MODERN FITTED KITCHEN - REFITTED FAMILY BATHROOM - GAS RADIATOR HEATING - DOUBLE GLAZING - SECURITY ENTRY PHONE SYSTEM - COMMUNAL GARDENS & OUTSIDE STORAGE SHED. Jarman's Park is close by offering excellent family entertainment with a Cineworld IMAX, Planet Ice, DJ's Play Park, XC activity centre, variety of family restaurants and Tesco Extra. The M1/M25 network and Town Centre can both be accessed easily.

# Property Description

## Secure Communal Front door to:-

### Communal Hallway with stairs rising to second floor landing

## Front Door to:-

### Entrance Hall

Double glazed window to front, radiator, wood effect flooring, built in storage cupboard, security entry phone handset, doors to:-

### Kitchen

Full range of fitted floor and wall mounted units with drawers and work surfaces over, single drainer stainless steel sink unit with mixer tap, partly tiled walls, integrated stainless steel Zanussi oven and built in hob with stainless steel splash back and extractor hood over. Space and plumbing for automatic washing machine and dishwasher, space for fridge/freezer, tiled flooring, built in storage cupboard, Double glazed window to front

### Lounge/Diner

TV point, wood effect flooring, radiator, Double glazed French Doors opening onto to the balcony, Double glazed window, door to

### Inner Hallway

Wood effect flooring, shelved storage cupboard with radiator, doors to:-

### Bedroom One

Shelved storage cupboard, wood effect flooring, radiator, Dual aspect Double glazed windows

### Bedroom Two

Two shelved storage cupboards, wood effect flooring, radiator, Double glazed window to front

### Family Bathroom

Refitted in white suite with chrome fittings & comprises low level WC, panelled bath with mixer tap and shower attachment, vanity unit with wash hand basin and storage under, partly tiled walls, tiled flooring, chrome heated towel rail, Double glazed window to front

### Outside

#### Communal Gardens

#### Secure drying area with brick-built storage shed

#### Residents Parking Bays

### Balcony

Covered balcony area overlooking neat communal gardens





MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.