



A WELL PRESENTED TWO BEDROOM SECOND FLOOR (TOP) FLAT situated in a CONVERTED PERIOD BUILDING with POTENTIAL FOR LOFT CONVERSION*. The accommodation comprises split level entrance hall, WEST ASPECT OPEN PLAN LOUNGE/KITCHEN with APPLIANCES, TWO DOUBLE BEDROOMS, MODERN SHOWER ROOM, LOFT, GAS CENTRAL HEATING, EPC C.

- SECOND FLOOR (TOP) FLAT
- WELL PRESENTED THROUGHOUT
- SOUGHT AFTER CENTRAL LOCATION
- CLOSE TO AMENITIES AND PUBLIC TRANSPORT
- WEST ASPECT OPEN PLAN LOUNGE/KITCHEN
- FITTED KITCHEN
- TWO BEDROOMS
- MODERN SHOWER ROOM
- GAS CENTRAL HEATING
- EPC RATING C





FIRST FLOOR

ENTRANCE HALL

Radiator, with shelf over, stairs rising to:

SECOND FLOOR

LANDING

Access to loft space, entry phone system..

OPEN PLAN LOUNGE/KITCHEN

Two West aspect double glazed windows, ceiling coving, recessed downlighting, wooden flooring.

KITCHEN AREA

Modern fitted kitchen comprising a range of eye level wall cupboards and base cupboards, wood effect work tops, stainless steel single bowl single drainer sink unit with mixer tap, electric oven, four ring gas hob with extractor fan over, plumbed space for washing machine, fridge/freezer, wall mounted boiler, storage cupboard, ceiling coving, recessed downlighting, wooden flooring.

BEDROOM 1

Double bedroom.

BEDROOM 2

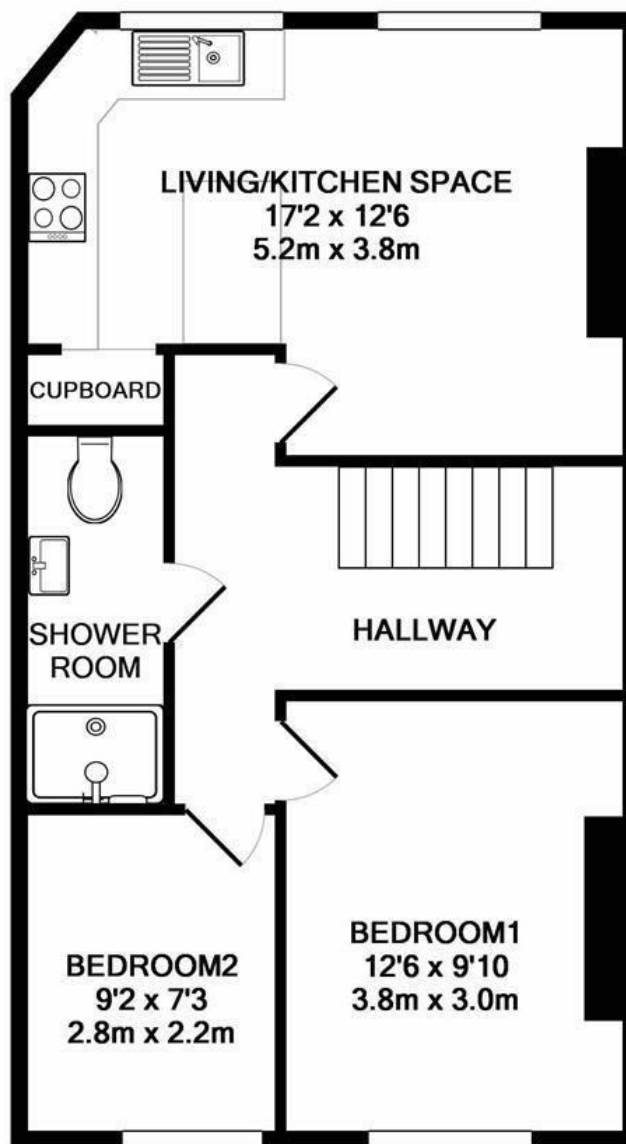
Small double bedroom.

SHOWER ROOM

Fitted with modern white suite comprising shower cubicle with rain shower and flexible hose shower heads, wooden worktop with wash hand basin with mixer tap and cupboards under, low level close coupled WC, recessed downlighting, .

COUNCIL TAX BAND B - £1,910.06





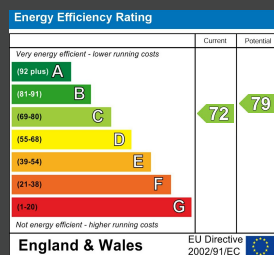
TOTAL APPROX. FLOOR AREA 571 SQ.FT. (53.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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ENERGY PERFORMANCE CERTIFICATE (EPC)



Council Tax Band: B

Maintenance: n/a

Lease Length: n/a

Ground Rent: n/a

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DISCLAIMER

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