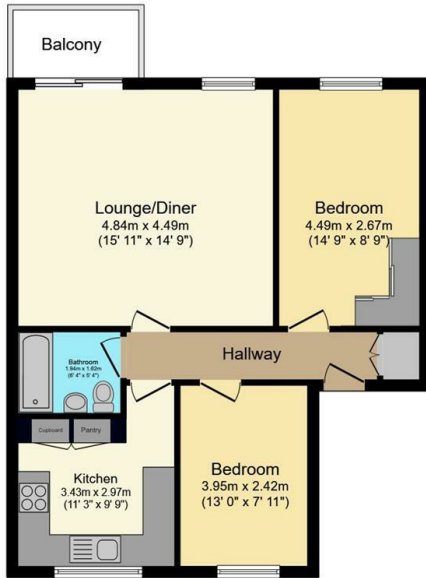


## Flat 4, Sandygate Court Sandygate Road, Sandygate,

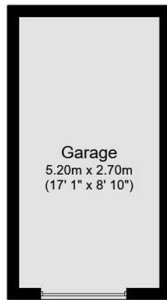
Asking Price £225,000

- Beautiful second floor apartment
- South facing balcony
- Communal gardens
- Small development
- Two double bedrooms
- Off-street parking
- Plenty of storage space
- Modern kitchen and bathroom
- Garage
- On bus route to city centre, central hospitals and both universities



### Floor Plan

Floor area 64.6 m<sup>2</sup> (695 sq.ft.)

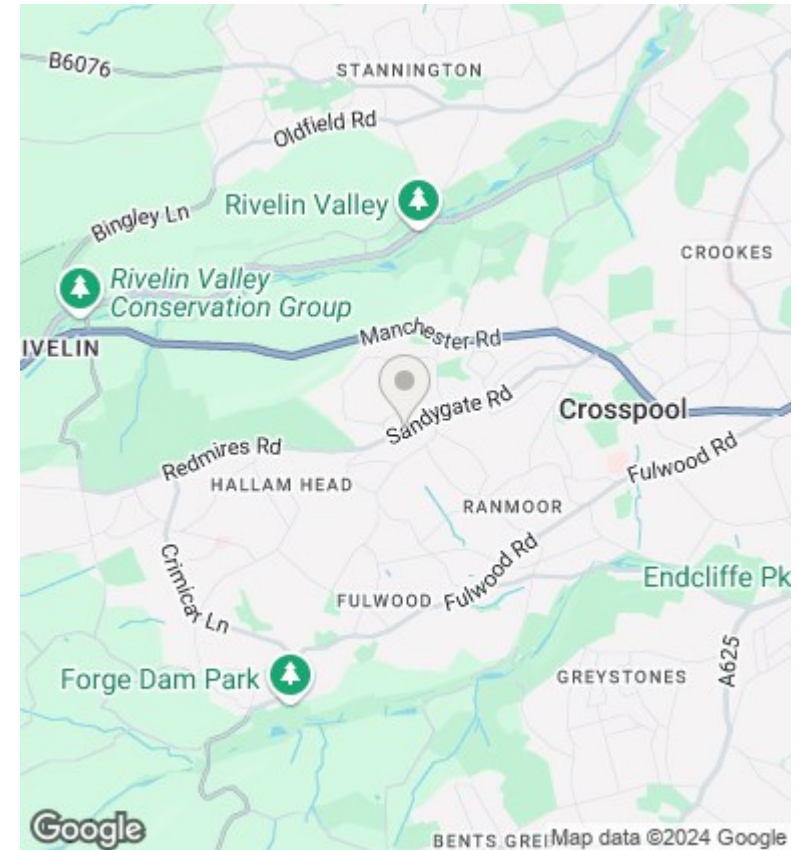


### Garage

Floor area 13.8 m<sup>2</sup> (148 sq.ft.)

TOTAL: 78.3 m<sup>2</sup> (843 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



## Directions

## Viewings

Viewings by arrangement only. Call 01142 687777 to make an appointment.

## Council Tax Band

C

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	