





**£195,000**

Located in the popular village of Simpson, is this two double bedroom ground floor maisonette for over 55's. The property has been modernised, and benefits from recently replaced windows throughout, access to a private patio area as well as communal gardens, lounge/diner, kitchen, emergency pull cords, shower room with walk-in shower, and allocated parking.

# Property Description

## **ENTRANCE HALL**

Via wooden front door with glazed inset, doors to lounge/diner and bedrooms, airing cupboard housing hot water tank with linen shelves, emergency pull cord, two storage cupboards.

## **LOUNGE/DINER**

Double glazed window, double glazed door to private patio area. Archway to kitchen, marble fireplace with inset electric fire, door to hallway, emergency pull cord.

## **KITCHEN**

Double glazed window to the front aspect. Fitted with a range of storage cupboards at base and eye level, work surface areas, stainless steel single drainer sink unit with mixer tap over, complementary tiling, spaces for a washing machine, fridge freezer and tumble dryer, built in electric double oven with electric hob over, archway to lounge/diner.

## **BEDROOM ONE**

Double glazed window to rear aspect. Built in wardrobe with mirrored sliding doors, electric storage heater, emergency pull cord.

## **BEDROOM TWO/DINING ROOM**

Double glazed window to front aspect. Electric storage heater, emergency pull cord.

## **SHOWER ROOM**

Double glazed frosted window to side aspect. Comprising a walk-in shower cubicle, low level w.c., pedestal wash hand basin, fully tiled walls, heated towel rail, wall mounted light, emergency pull cord.

## **OUTSIDE**

### **PARKING**

Communal parking.

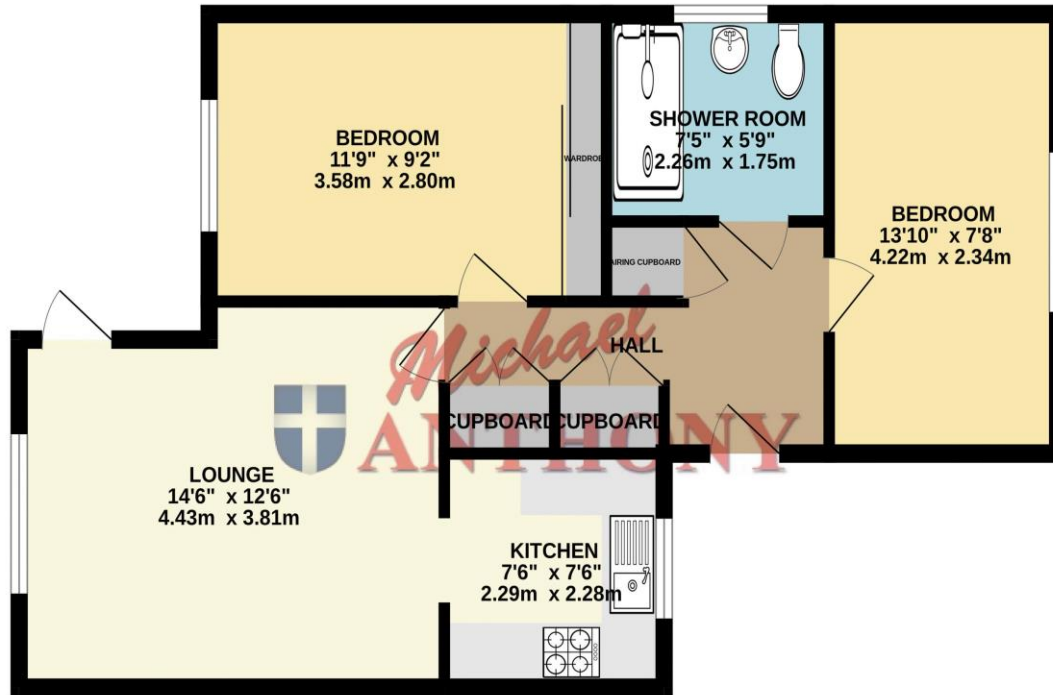
### **REAR GARDEN**

Patio area, shed to remain, hedge border.

### **COMMUNAL GARDEN**

Mainly laid to lawn, hedge border, wall mounted light, gated access leading to the Grand Union canal.

GROUND FLOOR  
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 596 sq.ft. (55.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>61</b>
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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