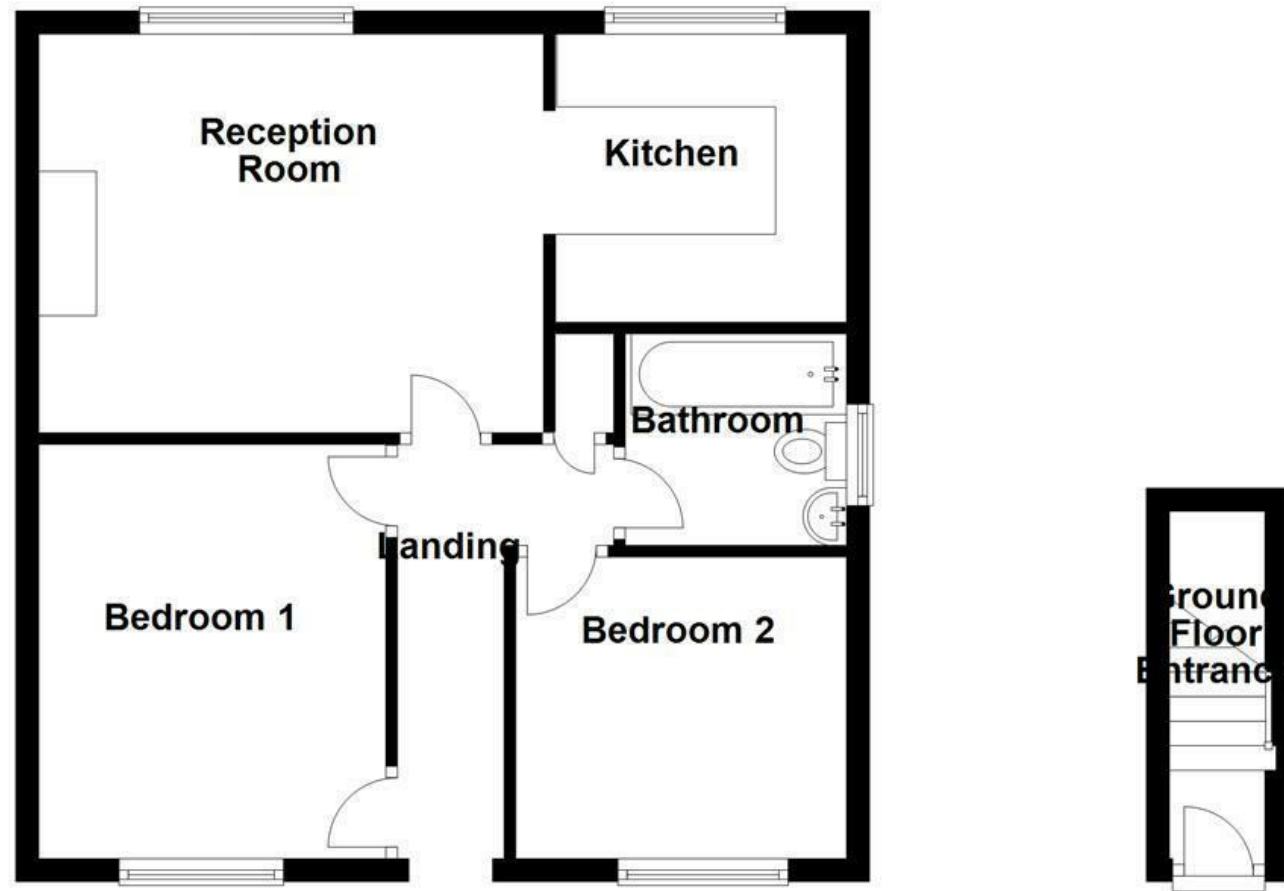


## First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		49	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Stone Hill Drive, Sunny Bower, BB1 5TS

**£550**

SPACIOUS TWO-BEDROOM FIRST FLOOR APARTMENT

This two-bedroom first floor apartment is being welcomed to the market. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes. This property is perfect for a professional couple or single occupant. Boasting a spacious reception room which is open to the kitchen.

Comprising briefly, to the ground floor; entrance via the entrance door up the stairs to the landing which has doors to both bedrooms, bathrooms and the reception room which is open to the kitchen. Externally, to the rear is a laid to lawn garden area. To the front is a laid to lawn garden area with a space to park.

For further information, or to arrange a viewing please contact our Lettings team at your earliest convenience. To preview properties coming to the market, please follow our social media, Facebook : Keenans Estate Agents and Instagram @keenans.ea

# Stone Hill Drive, Sunny Bower, BB1 5TS

£550



- Tenure Leasehold
- Council Tax Band A
- EPC Rating E
- With Space For Off Road Parking
- Two Bedroom First Floor Apartment
- Ideal Property For A Couple Or Single Occupancy
- Fully Fitted Kitchen
- Viewing Essential
- Laid To Lawn Garden Area
- Easy Access To Major Commuter Routes

## Ground Floor

### Entrance

Via a UPVC double glazed door to hall.

### Hall

Stairs to first floor apartment.

### Landing

Two bedrooms, bathroom, reception and open to kitchen.

### Bedroom One

11'9 x 9'10 (3.58m x 3.00m)

UPVC double glazed window.

### Bedroom Two

9'5 x 8'7 (2.87m x 2.62m)

UPVC double glazed window.

### Bathroom

6'4 x 6' (1.93m x 1.83m)

UPVC double glazed frosted window, panel bath with mixer tap, rinse head, electric shower, dual flush WC, pedestal wash basin, part tiled elevation and wood effect floor.

### Reception Room

12'7 x 11'4 (3.84m x 3.45m)

UPVC double glazed window, electric fire and laminate floor.

### Kitchen

9'8 x 7'8 (2.95m x 2.34m)

UPVC double glazed window, stainless steel one and a half sink with mixer tap and drainer, four ring gas hob, laminate work top, range of wall and base units, spotlights and laminate floor.

### Externally

#### Rear

Laid to lawn garden and mature shrubbery.

#### Front

Driveway and laid to lawn garden.



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