





Accommodation

A much improved ground floor apartment, revealing light and airy two bedroom accommodation, whilst also offering a lovely enclosed garden.

The property has just been fully redecorated and recarpeted, whilst a modern bathroom has also been fitted, making the property ready to move into. The building has had a new roof and a new boiler has also been fitted. Sure to be of interest to first time buyers, the property would make an ideal buy to let, whilst the apartment offers great value for money, for anyone looking for ground floor living, in comparison to bungalows and park homes in the area. The apartment is located on a bus route, whilst there is even a primary school just a short walk away.

The private main entrance door leads into an entrance hall, offering a handy storage cupboard. The living room provides space for both a sofa and dining table, whilst the kitchen is fitted with a range of fitted units and some appliances, plus two storage cupboards, one housing the new gas central heating boiler. There are two good size bedrooms and the bathroom, fitted with a white suite, including a bath with glazed screen and shower over.

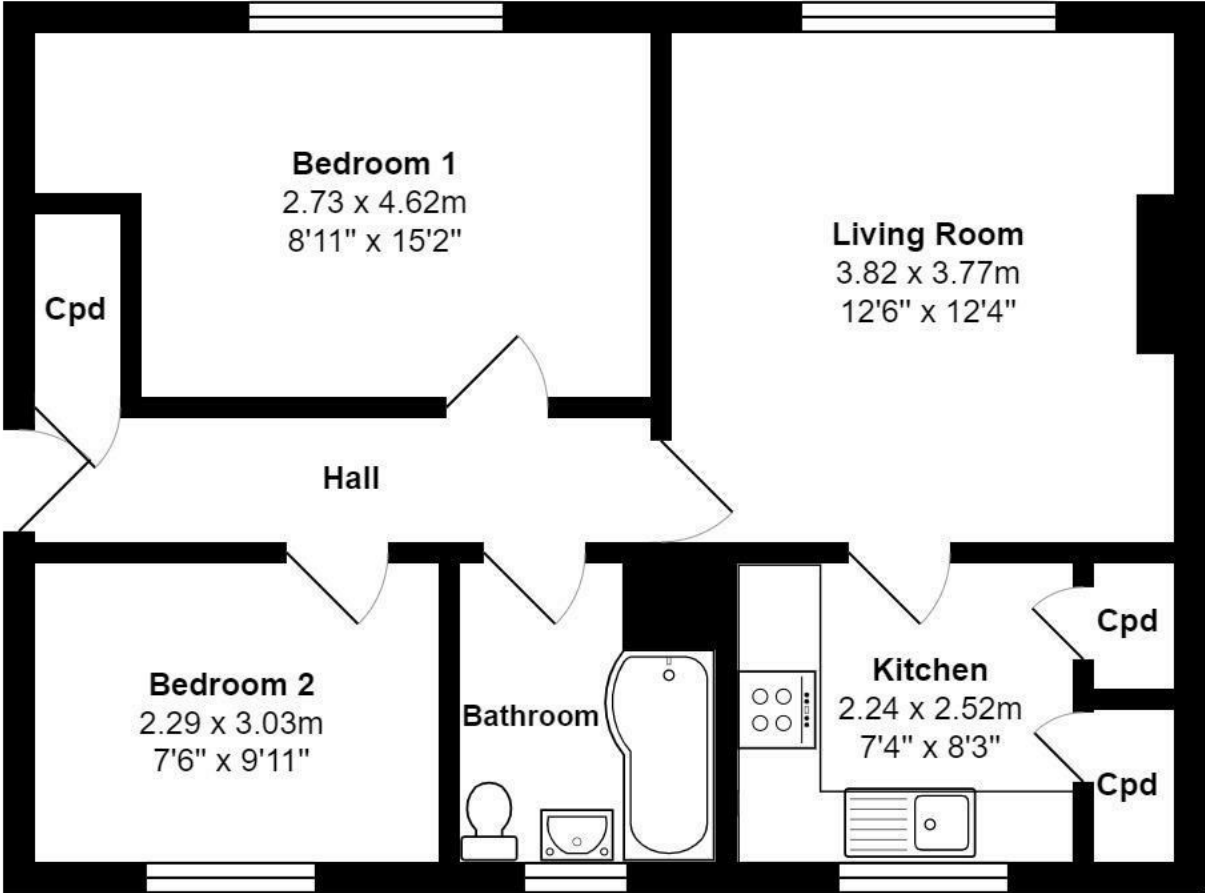
Externally a pathway leads from the street to a covered entrance walkway, giving access to the front door and the outside store, ideal for garden equipment. The lovely enclosed garden is located to the front of the apartment, part laid to lawn and offering a number of plants and shrubs. A further communal area is situated to the rear of the apartment, with fitted clothes lines. On street parking is available, on a first come first served basis.

Offered for sale with no onward chain, this immaculate apartment offers great value for money and an early viewing is advised.







Floorplan



EPC

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

MONEY LAUNDERING REGULATIONS 2003 - 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.

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