







**\*\*NO UPWARDS CHAIN\*\* \*\*VACANT POSSESSION\*\*** A two bedroom ground floor apartment, situated within a popular location, having good access to a range of local amenities and transport links. The property benefits from two well proportioned bedrooms, three piece bathroom, kitchen living diner and designated parking. Viewing is highly recommended strictly via appointment only.



## Accommodation

The accommodation leads through a communal entrance door with intercom system. The apartment is accessed through a composite entrance door into hallway, with doors leading off to: kitchen living diner, with a fitted kitchen having double electric oven, electric hob, one and a half bowl sink with mixer tap, integrated dishwasher, double glazed window and a Juliet balcony. Further doors lead to two well proportioned bedrooms with double glazed windows and electric heating and a family bathroom.

## Outside

The outside of the property offers a shared car park, having designated parking for this property, with further visitor spaces.









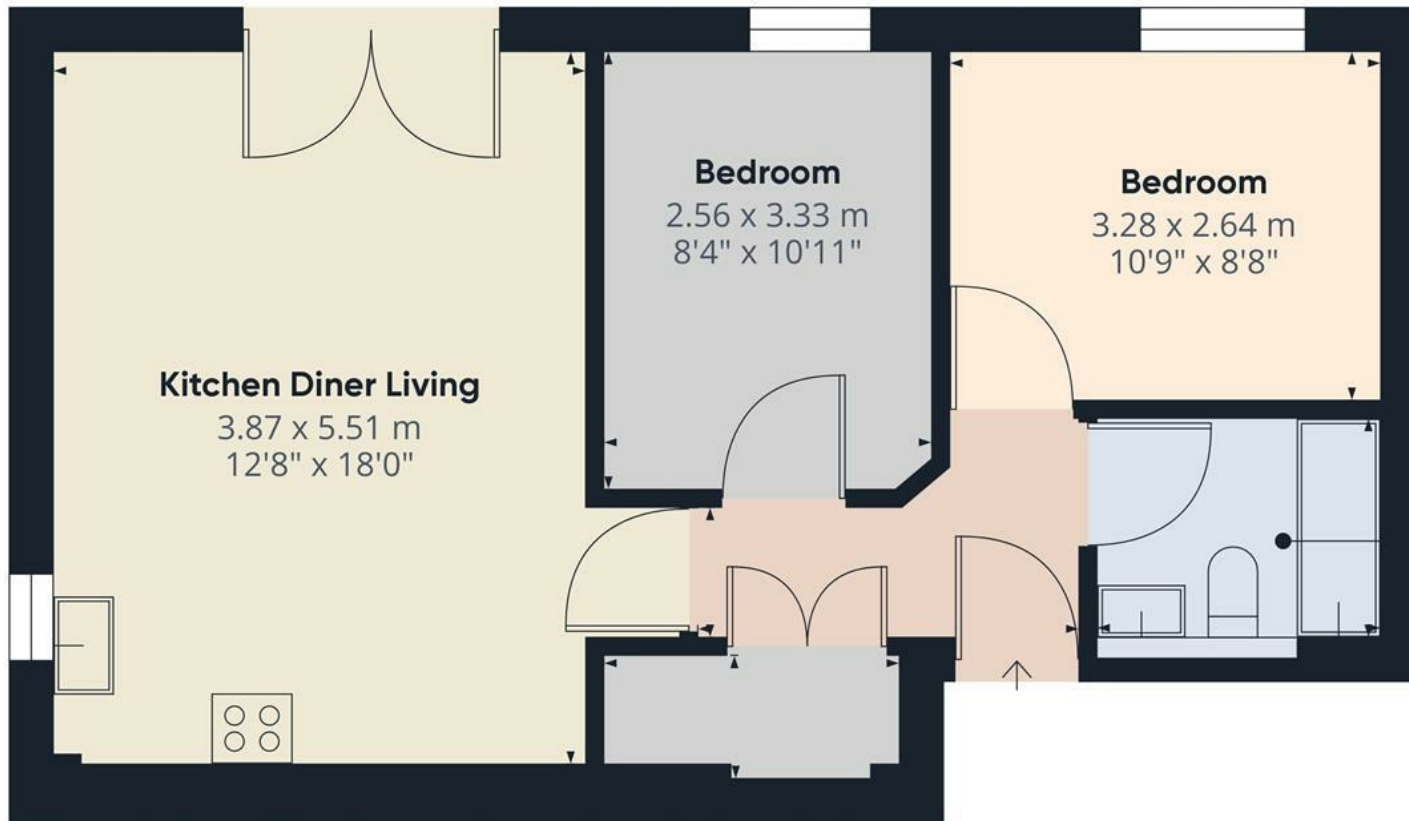












**Bathroom**  
2.19 x 1.67 m  
7'2" x 5'5"

**Approximate total area<sup>(1)</sup>**  
48.89 m<sup>2</sup>  
526.25 ft<sup>2</sup>

(1) Excluding balconies and terraces

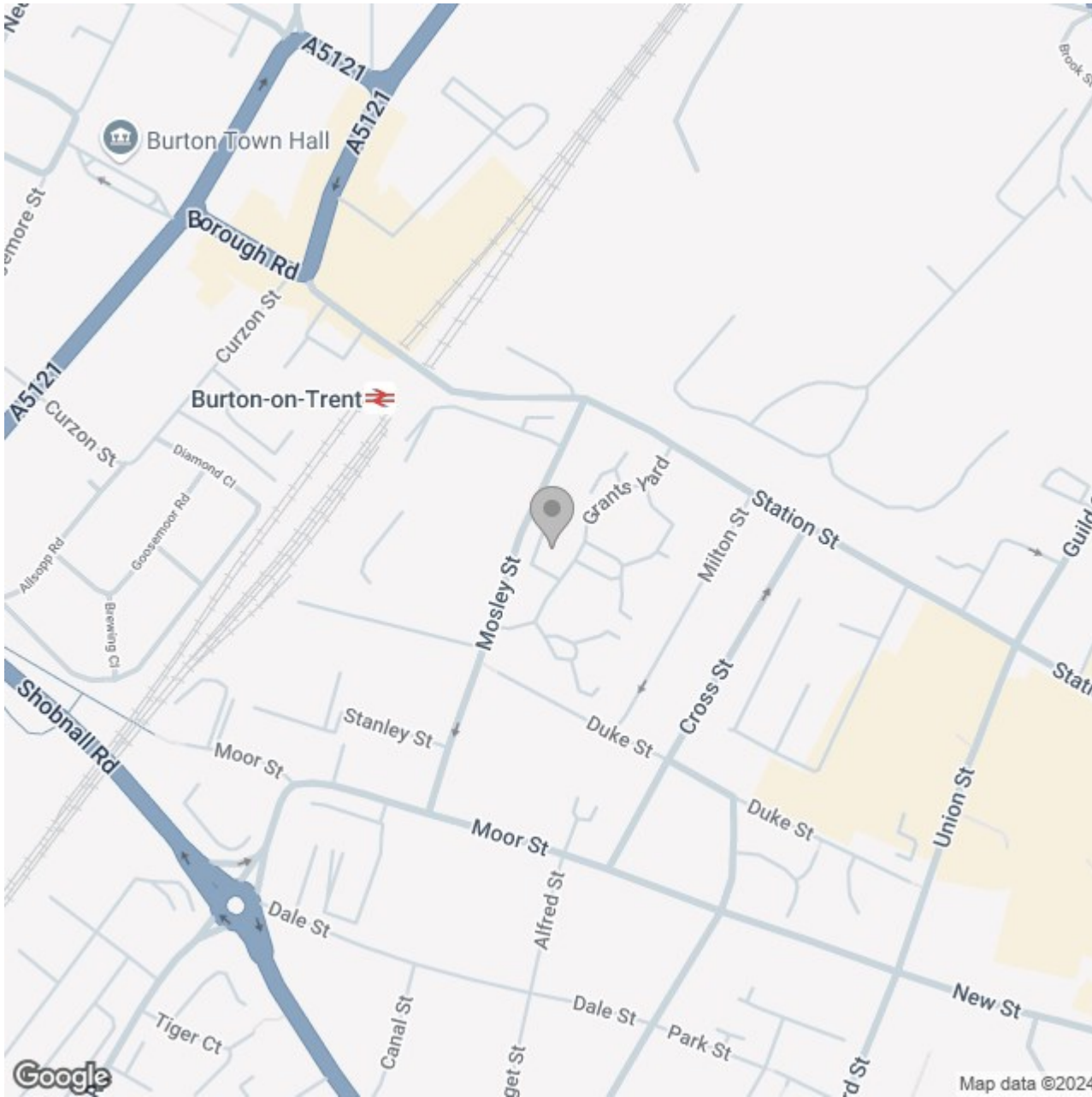
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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	