



## 19 The Sidings, Water Orton, B46 1QW

**Asking price £195,000**

This modern well presented second floor apartment situated in the popular village of Water Orton briefly comprises hallway, lounge/kitchen/diner, two bedrooms (master having ensuite) and bathroom. There are lovely communal gardens and one allocated parking space. The property benefits from double glazing and central heating both where specified.



## Approach

Via a secure intercom system



## Hallway

Door to front, loft access, storage cupboard, radiator and two ceiling light points.

## Lounge/Kitchen/Diner

20'10 max/12'01 min x 16'05 max/9'09 (6.35m max/3.68m min x 5.00m max/2.97m)

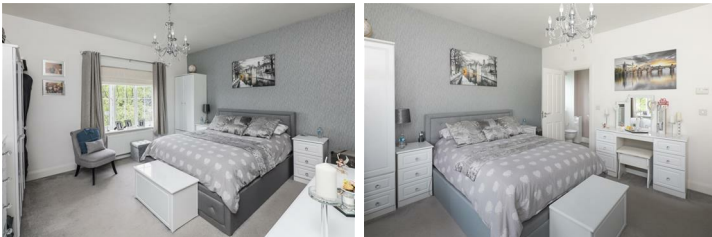
Two double glazed windows to side, two radiators, three ceiling light points, having a range of wall, base and drawer units, island having base units, integrated dishwasher, washing machine, fridge freezer, electric oven and gas hob, stainless steel drainer and mixer tap.



## Bedroom One

12'08 x 13'11 (3.86m x 4.24m)

Double glazed window to side, radiator and ceiling light point.



## Ensuite

Double glazed window to side, shower cubicle with shower, low level w/c, wash hand basin, radiator and ceiling light point.



## Bedroom Two

11'04 x 9'09 (3.45m x 2.97m)

Double glazed window to side, radiator and ceiling light point.



## Bathroom

Panelled bath with shower over, wash hand basin, low level w/c, radiator and ceiling light point.



**Communal Gardens & One Allocated Parking Space**

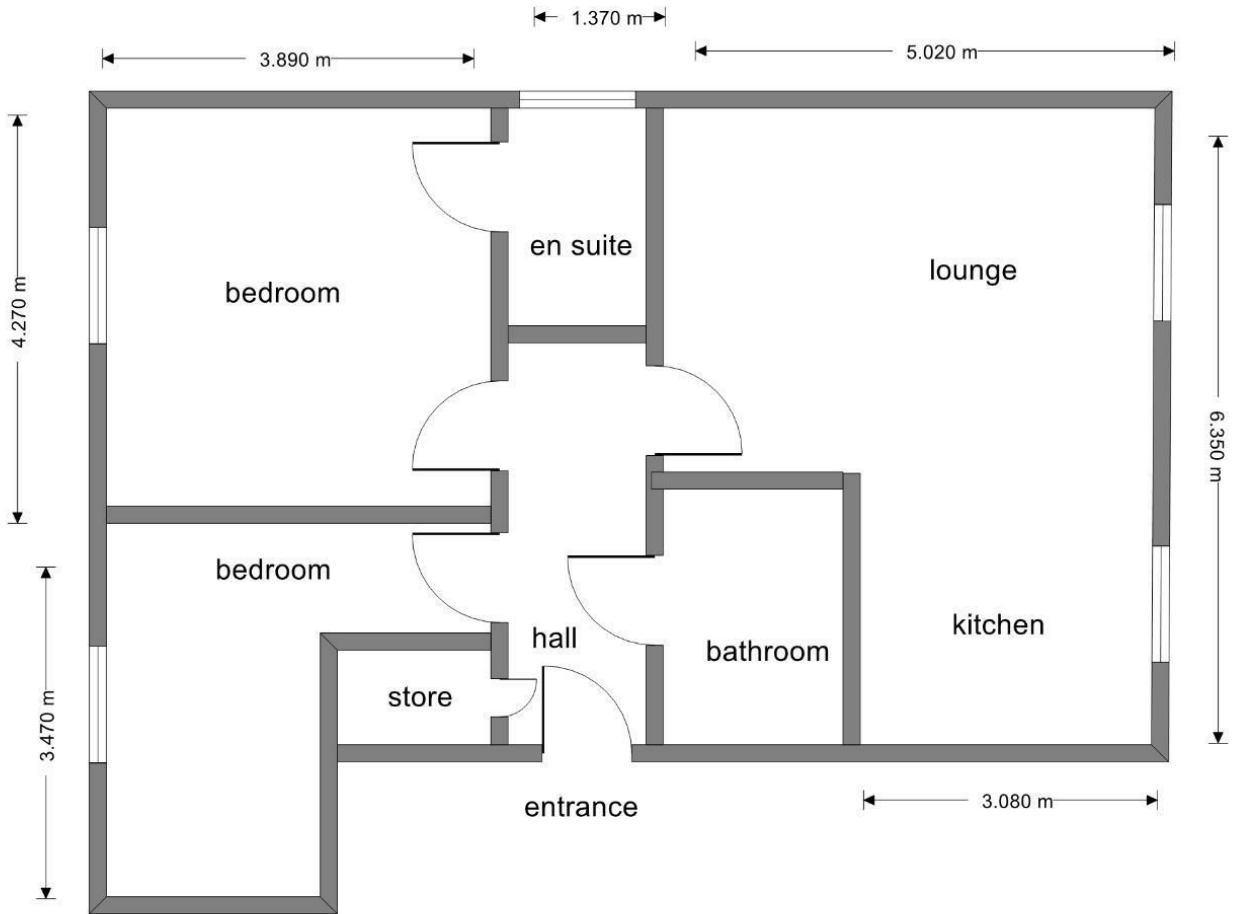


### Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - B  
EPC Rating - B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> 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.