



**2 Bed Apartment  
located at**

**7 Victoria Mews  
Victoria Street  
Saltisford  
CV34 4TE**



**MARGETTS**  
ESTABLISHED 1806

**Offers In Excess Of  
£150,000**

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Canopy porch and, single glazed front door opens into the

#### RECEPTION HALL

with night storage heater and door opening to airing cupboard with hot water cylinder and slatted wood shelving.

#### LIVING ROOM

with night storage heater, double glazed French door, matching side window, and television aerial point.

#### KITCHEN

with roll edge work surfacing incorporating a single drainer sink and base units beneath with space and plumbing for washing machine. Eye level wall cupboards, and double glazed window.

#### BEDROOM ONE

with double glaze window, night storage heater, and door opening to wardrobe cupboard fitted under the bulkhead.

#### BEDROOM TWO

with double glazed window, and built-in storage cupboard.

#### PARKING

We believe there is communal parking within the development.

The property is leasehold with a Lease of 99 years from 24th June, 1987. All mains services are connected except gas.

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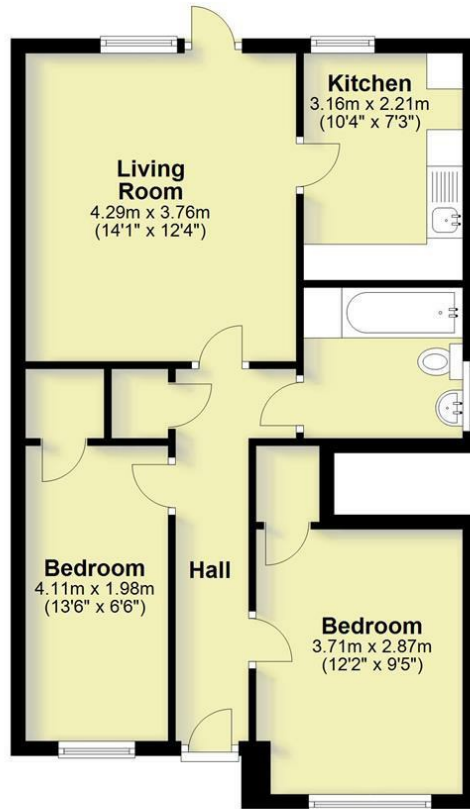
A ground floor, two bedroom maisonette for the over 55's offered with no upward chain, requiring some improvement and updating. The property has double glazing, and night storage heating and is situated in a popular location.





### Ground Floor

Approx. 57.7 sq. metres (621.2 sq. feet)



Total area: approx. 57.7 sq. metres (621.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

#### CONTACT

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