

FOR SALE



Burgess House, Sanvey Gate

2 Bedrooms, 1 Bathroom

Asking Price Of £140,000



- City Centre Location
- APARTMENT
- Two bedrooms
- Open Plan Kitchen Living Area
- Family Bathroom
- Juliet balcony
- Allocated Parking Space

PROPERTY DESCRIPTION A two bedroom apartment located in the city centre. The property comprises in brief, entrance hallway, open plan living kitchen with fitted appliances, two double bedrooms, family bathroom, useful storage space. Allocated parking space with underfloor heating throughout. With a short walk to all shops, eateries and other forms of entertainment.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



ENTRANCE HALLWAY Accessed via front door, storage cupboard, open plan access to:

KITCHEN/LIVINGROOM 19' 10" x 12' 2" (6.05m x 3.71m) Wall and base units with work surfaces over, sink/drain unit, integrated cooker, hob and extractor fan, range of fitted appliances, two double glazed windows, laminate flooring

BEDROOM ONE 13' 6" x 9' 0" (4.11m x 2.74m) Double glazed window



BEDROOM TWO 13' 5" x 9' 5" (4.09m x 2.87m) Double glazed window

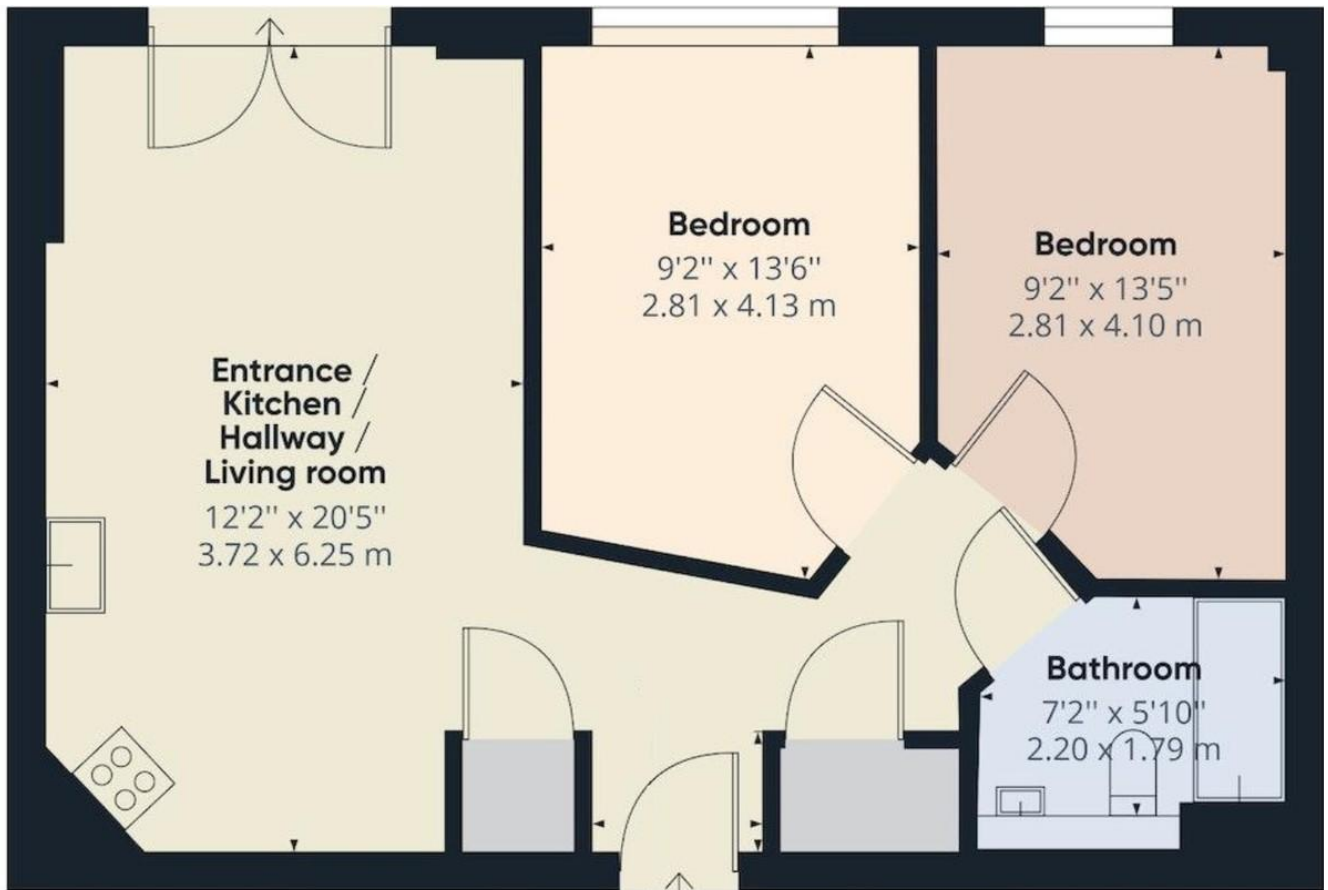
BATHROOM 7' 5" x 6' 9" (2.26m x 2.06m) Low level WC, panelled bath, hand wash basin, heated towel radiator

PARKING Allocated parking space

LEASE INFORMATION Lease remaining - 982 year left

Service charge and ground rent together per month - £178.92





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