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Directors Est. 1916



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VICTORIA FITZPATRICK POWERED BY **exp** TM UK

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Flat 3, 30 High Street, Studley, B80 7HJ

Offers In Region Of £140,000

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****PLEASE QUOTE VF0354 WHEN ARRANGING YOUR VIEWING****

A very spacious first floor apartment, providing two double bedrooms and off-street parking. This property is well positioned in the heart of Studley and is offered to the market **CHAIN FREE!**

I am delighted to bring this extremely spacious TWO bedroom apartment to the market, this property would be attractive to First Time Buyers and Investors alike. Accommodation comprises;

Entrance Hallway - Wood effect flooring, electric panel heating, doors leading to kitchen/diner, lounge, bedrooms, bathroom and airing cupboard housing water tank.

Kitchen Diner - Fitted with a range of wall and base units with ample granite effect roll top work surface with stainless steel sink and drainer with mixer tap over, integrated electric oven with four ring hob and extractor over, integrated dishwasher and washing machine with space for fridge/freezer. With space for dining table, wood effect flooring, electric panel heater and four double glazed windows flooding the room with natural light.

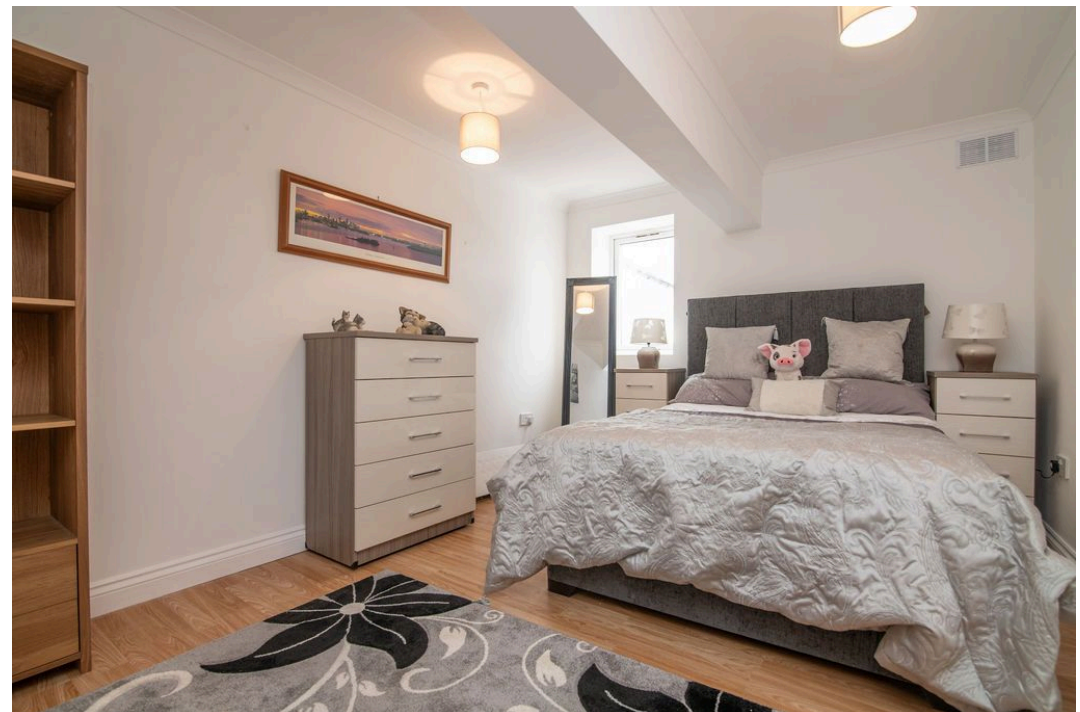
Lounge - This spacious room has two double glazed windows, wood effect flooring and electric panel heater

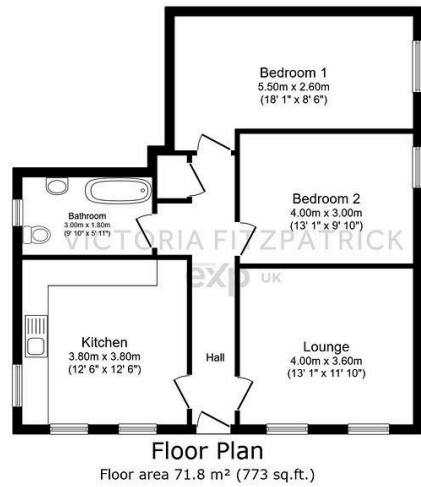
Bedroom One - Double glazed window, electric panel heater and wood effect flooring

Bedroom Two - Double glazed window, electric panel heater and wood effect flooring

Bathroom - This modern three piece bathroom comprises, panelled bath with mixer tap and shower head over, together with electric shower over and glass shower screen, pedestal wash hand basin, low level WC, heated towel rail and double glazed window.

The property benefits from one allocated parking space and is located within walking distance to local shops, restaurants and pubs all of which are on the doorstep. A viewing of this superb apartment is highly recommended to appreciate the generous size and





TOTAL: 71.8 m² (773 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspectors(s).

- QUOTE REFERENCE VF0354
- LOCATED IN THE HEART OF STUDLEY
- OFFERED TO THE MARKET
- FIRST FLOOR APARTMENT CHAIN FREE
- TWO DOUBLE BEDROOMS
- KITCHEDN DINER
- ELECTRIC HEATING
- DOUBLE GLAZED THROUGHOUT
- ALLOCATED PARKING SPACE
- LONGE LEASE



23/09/2024, 14:10 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
Flat 3 33 High Street ST14 6JY BRU, WY2	Energy rating C	Valid until: 2 September 2029 Certificate number: 8988-7731-3558-3887-1908
Property type	Top-floor flat	
Total floor area	69 square metres	

Rules on letting this property

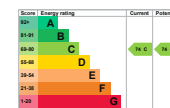
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-private-rented-property) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-private-rented-property>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

<https://find-an-energy-certificate.service.gov.uk/energy-certificates/8988-7731-3558-3887-1908/property>

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