

**36 IPSLEY MANOR BERRINGTON CLOSE, REDDITCH, B98 0TD**  
**OFFERS OVER £140,000**



## 36 IPSLEY MANOR BERRINGTON CLOSE, REDDITCH, B98 0TD

A ONE BEDROOM FIRST FLOOR APARTMENT SET IN THIS STUNNING DEVELOPMENT!!!

A well presented and delightfully located first floor apartment in highly sought after development in Ipsley. In brief the property offers: an entrance hallway with two cupboards, an open plan fitted kitchen/living area, a spacious double bedroom with fitted wardrobes and a modern shower room. The apartment overlooks the courtyard and has 2 parking spaces. Please contact Vizors to arrange your viewing now. On offer with no chain.

The Ipsley Manor apartments offer high quality 1, 2 bedroom and Penthouse apartments in enviable surroundings. The development was built/converted by 'Elegant Homes' in 2013/2014.

### Approach

Outside the property are allocated parking spaces, communal gardens/grounds, bike store, bin stores. There is a main communal entrance, and further side entrance giving access to stair well, leads up to entrance and main door leading into Apt 36.

### Hall

With intercom access, two cupboards, leads off to;

### Open Plan Kitchen/Living Room

14'5" max x 12'9" max (4.40 max x 3.90 max )

With many integrated appliances (oven, hob, fridge, freezer, washing machine).

### Bedroom

13'1" max x 12'9" max (4.00 max x 3.90 max)

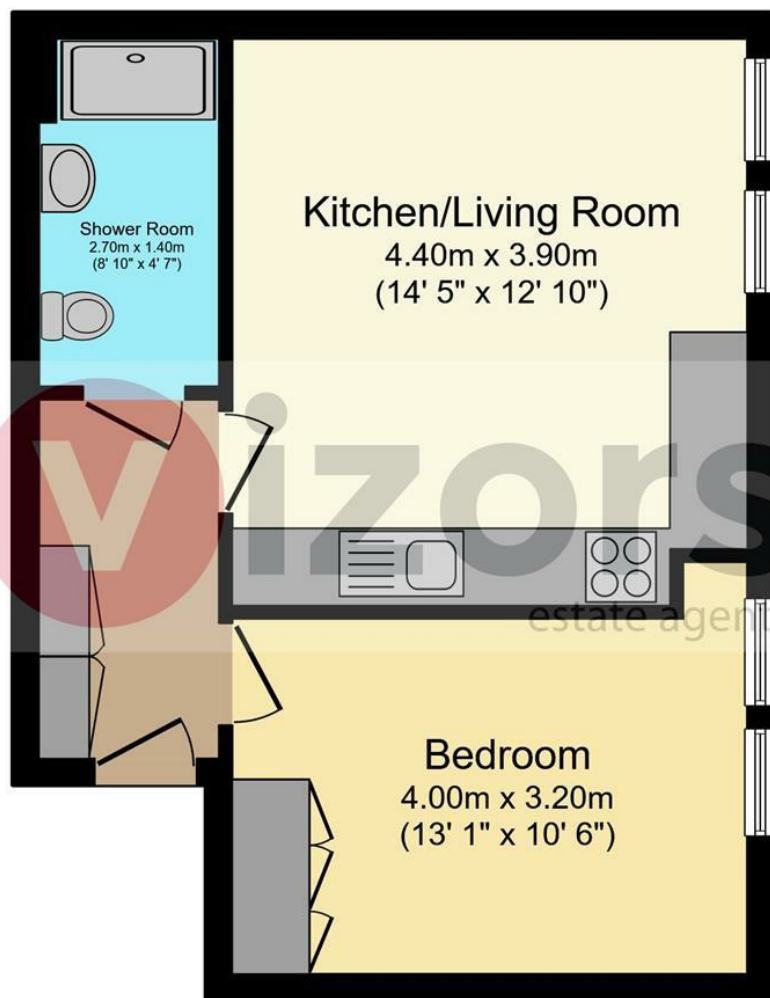
Offers fitted wardrobes

### Shower Room

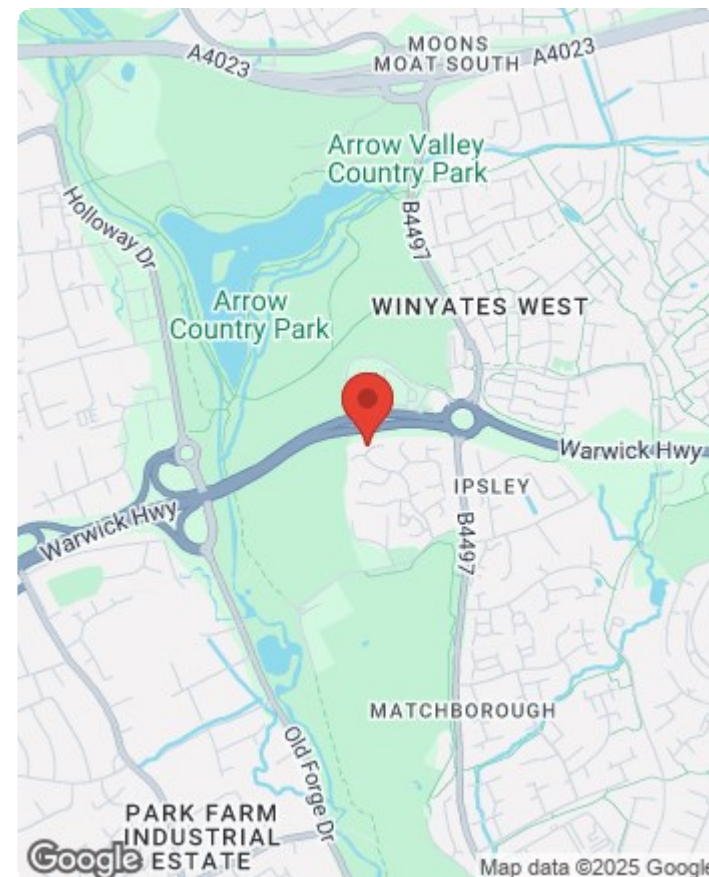
8'10" max x 4'7" max (2.70 max x 1.40 max)

With shower cubicle, basin, wc and radiator.





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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Vizors. Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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