



A larger than average two bedroom ground floor purpose built flat situated on the Bird Estate N9. The property has a unique layout and is set up for a good investment opportunity. Features include: a bathroom, shower room, double glazing, entry phone system and is offered for sale on a chain free basis.

**Martin Close  
N9**

**Offers in excess of  
£299,950 L/H**

**GROUND FLOOR:****ENTRANCE:**

Path to secured entry door to communal hallway; front door to hall

**HALLWAY:**

Tiled floor, storage cupboard, entryphone, door to reception and bedroom one

**RECEPTION:**

17' 1" x 13' 8" (5.20m x 4.16m); narrowing to 11' 8" x 6' 3" (3.55m x 1.90m); Double glazed window to rear aspect, wall mounted heater, wood laminate flooring, TV point, telephone point, entrance to kitchen, door to shower room

**KITCHEN:**

8' 2" x 7' 3" (2.49m x 2.21m); Fitted wall and base units with roll edge worksurface, sink/drainage with mixer tap, space for fridge/freezer, plumbed for washing machine, space for cooker, tiled floor, double glazed window to rear aspect

**SHOWER ROOM:**

Shower , fully tiled, hand wash basin, low flush wc, tiled floor

**BEDROOM 1/  
KITCHENETTE:**

16' 2" x 12' 7" (4.92m x 3.83m); (Incorporating a kitchen area); Double glazed window to side aspect, wood laminate flooring, door to bedroom 2, door to bathroom

**BEDROOM 2:**

10' 3" x 10' 1" (3.12m x 3.07m); Double glazed window to side aspect, wall mounted heater, wood laminate flooring

**BATHROOM:**

8' 4" x 4' 5" (2.54m x 1.35m); Panel bath with wall mounted electric shower, low flush wc, pedestal hand wash basin, tiled floor, extractor

**EPC:**

EEER: D

**VIEWINGS:**

Strictly by appointment

ref: CSE2386