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A one hadroom ten floor nurness huilt flat situated on		

A one bedroom top floor purpose built flat situated on a turning off the Hertford Road. The property in our opinion is in good condition and has features that include: double glazing, wood flooring and is offered for sale on a chain free basis.

Granary Close N9

Offers in excess of £199,950 L/H

ENTRANCE: Secured entrydoor to communal hallway; stairs to 2nd (top) floor to front door

HALLWAY: Wood floors, access to loft, entryphone, storage heater, doors to reception, bedroom

and bathroom

RECEPTION: 15' 7" x 11' 1" (4.75m x 3.38m); Double glazed windows to front and side aspects, TV

point, wood flooring, storage heater, wall mounted electric heater, entrance to kitchen

KITCHEN: 8' 3" x 6' 10" (2.51m x 2.08m); Fitted wall and base units with roll edge worktops,

space for fridge, storage cupboard, tiled splashbacks, plumbed for washing machine, stainless steel sink/drainer with mixer tap, integrated electric oven and hob, extractor,

tiled flooring, double glazed window to front aspect

BEDROOM: 13' 6" x 9' 10" (4.11m x 2.99m); Double glazed window to side aspect, wood flooring,

wall mounted electric heater

BATHROOM: Panel bath with mixer tap and shower attachment, low flush wc, pedestal hand wash

basin with mixer tap, extractor, fully tiled walls, tiled floor

PARKING: Communal off street parking to front

EPC: EER: C

VIEWINGS: Strictly by appointment ref: cse1920