



Church Walk, Selden, BN11 2ND  
£1,000 Per Calendar Month

and company  
**bacon**  
Estate and letting agents





We are delighted to present this charming ground-floor 1-bedroom flat situated on Church Walk in Selden. This property features a spacious lounge, a well-proportioned bathroom, and a sheltered outdoor area ideal for extra storage. The bathroom is conveniently accessible from the lounge, which also leads to a lovely kitchen equipped with an integrated gas hob, electric oven, under-counter fridge freezer, and oak worktops, along with space for a washing machine. The flat boasts engineered oak flooring throughout. Council Tax Band: A. EPC: C.

- Ground Floor Flat
- Gas Central Heating
- Double Bedroom
- Outdoor Storage



### Bedroom

4.460 x 3.186 (14'7" x 10'5")

Approximate size.

### Lounge

3.856 x 2.961 (12'7" x 9'8")

Approximate size.

### Bathroom

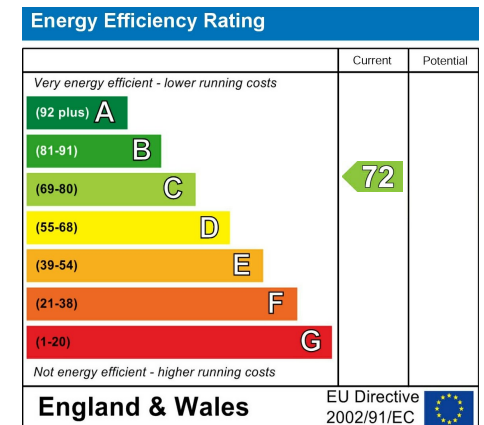
1.993 x 1.614 (6'6" x 5'3")

Approximate size.

### Kitchen

3.378 x 1.602 (11'0" x 5'3")

Approximate size.



These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

