

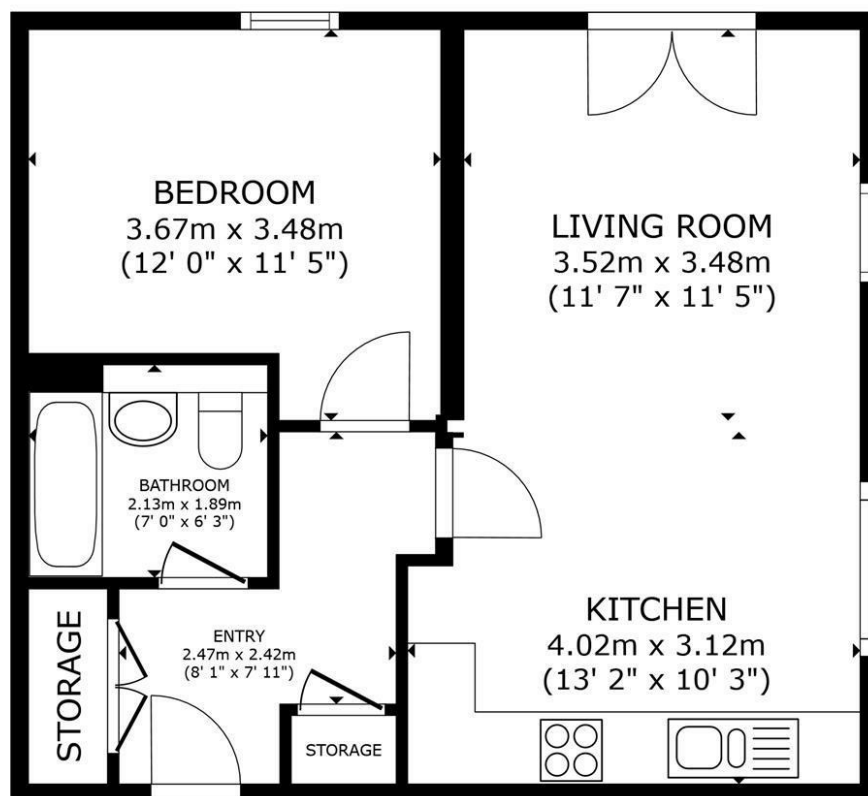


## FLAT 3 CARINA APARTMENTS, 3, CHEERIO LANE

**£245,000**  
LEASEHOLD

- SPACIOUS ONE BEDROOM APARTMENT FINISHED TO THE HIGHEST SPECIFICATION
- STUNNING INTERIORS THROUGHOUT
- JULIET BALCONY FROM THE LOUNGE GIVING FANTASTIC VIEWS OF THE COUNTRYSIDE
- BEAUTIFUL BATHROOM WITH SHOWER OVER BATH
- VERY WELL CONNECTED LOCATION BY ROAD AND TRAIN
- ALLOCATED PARKING SPACE ALONG WITH SECURE ENTRY SYSTEM
- MODERN FULLY INTEGRATED KITCHEN FINISHED WITH ZANUSSI APPLIANCES
- LARGE DOUBLE BEDROOM WITH AMPLE SPACE FOR ADDITIONAL FURNITURE
- WALKING DISTANCE TO LOCAL AMENITIES
- CHECK OUT OUR VIDEOGRAPHY AND VR TOUR





FLOOR PLAN

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GROSS INTERNAL AREA  
FLOOR PLAN 49.6 m<sup>2</sup> (534 sq.ft.)  
TOTAL : 49.6 m<sup>2</sup> (534 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 83                      | 83        |
| (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 |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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