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- Two Bedroom Flat
- Decked Yard to the Rear
- Sealed unit Double Glazed Windows
- EPC TBC

- Ground Floor
- Garage in a Block
- Nearby Shops and Metro

- Modern Kitchen and Bathroom
- Gas Central Heating
- Council Tax Band A

Two bedroom ground floor flat situated nearby shops and transport links within Kingston Park, benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Hallway with a storage cupboard housing the Combi boiler, leading to the Lounge. The Kitchen has a range of wall and base units with rolltop work surfaces, stainless steel sink and drainer unit, plumbed for washing machine, integrated electric oven and gas hob with an extractor over, laminate flooring, spotlights to the ceiling and a door to the rear garden. The Bathroom has a panelled bath with a mains shower over, panelled splash back, low level w/c, heated towel rail, vanity unit with a wash hand basin and laminate flooring. Bedroom 1 is a double, Bedroom 2 has a storage cupboard.

Externally there is a garage in a block to the rear and there is a low maintenance yard with a shed and decking area.

Tudor Walk is ideally situated for excellent local amenities including a primary school, wide choice of shops such as Boots, Tesco, and M & S, pubs, restaurants and sporting and leisure facilities. Kingston Park is within excellent commuting distance of the city, with good road links to the A1 and easy access to the Metro system and airport.



**Please see Floor Plan on Page 4 for room sizes.*



Energy Performance: Current C Potential C

Council Tax Band: A

Distance from Metro & Shops: 0.6 miles

Distance from City Centre: 4.3 miles

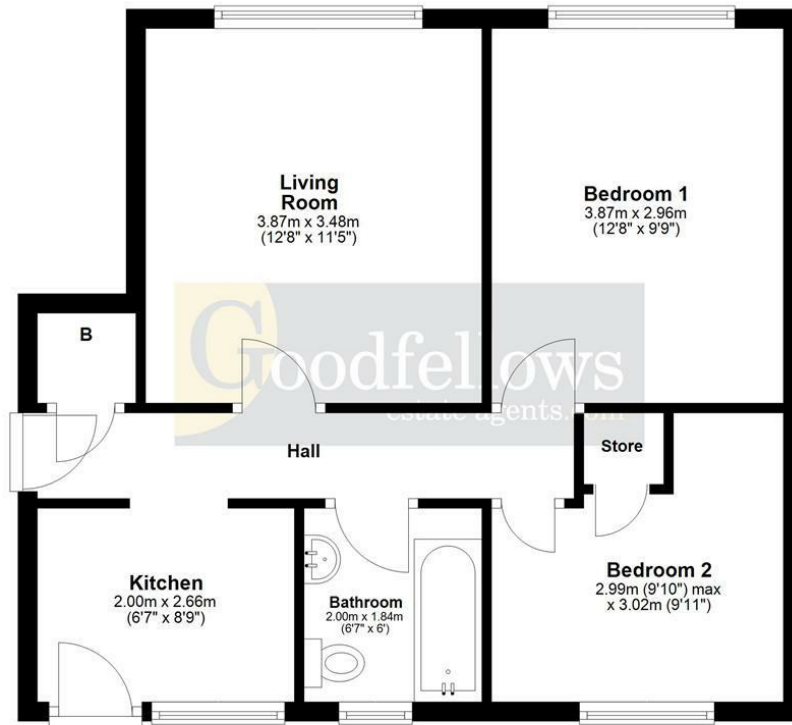
Please note all sizes and distances are approximate.

2024
WINNERS

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Ground Floor



Total area: approx. 50.2 sq. metres (540.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.