



39 AQUA COURT  
B65 0LW

**Taylors**



# 39 AQUA COURT ROWLEY REGIS

*A BEAUTIFULLY PRESENTED second floor apartment with TWO DOUBLE Bedrooms.*

Hall

Family Bathroom

8' 5" x 5' 7" (2.56m x 1.70m)

Bedroom Two

13' 1" max x 9' 0" (3.98m x 2.74m)

Bedroom One

16' 9" max x 9' 3" (5.10m x 2.82m)

En suite shower

5' 7" x 5' 2" (1.70m x 1.57m)

Kitchen Living Diner

21' 1" x 13' 1" (6.42m x 3.98m)

Allocated Parking

Communal Hall & Gardens

These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.



A BEAUTIFULLY PRESENTED second floor apartment with TWO DOUBLE Bedrooms. HIGHLY CONVENIENT Location with fantastic local transport links and Amenities. Having a LONG LEASE, gas central heating and double glazing, comprising; Hall, Two bedrooms with Master bedroom having en suite shower room, Bathroom and Living kitchen diner. Outside with Communal Hall, Gardens and Allocated parking. EPC

All main services connected.

Broadband/Mobile

coverage;[//checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage).

Construction - Brick Built with Part Render and Tiled Roof

Flood Risk - Surface Water - Low Risk

Rivers and Seas - Very Low Risk

MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.





Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81  B	81  B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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