

## Station Lane, Featherstone

**£575 PCM**

This first-floor flat centrally located in Featherstone on Station Lane. The location of this apartment is truly ideal, surrounded by a variety of local shops and businesses, ensuring that all your daily necessities are just a short stroll away. Living in Featherstone offers a wonderful sense of community, with easy access to local amenities and transport links, making it a convenient choice for both professionals and those seeking a peaceful lifestyle.



- Lounge
- Fitted Kitchen
- First Floor Bedroom
- Three Piece Bathroom Suite with Shower
- Gas Central Heated
- Double Glazed Throughout
- Shared Parking to the Rear
- EPC Grade D

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Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

## Lounge

The fabulous sized lounge features modern designs, carpeted flooring and a large window allowing for ample natural light throughout the day. This room is perfect for relaxing and has a great potential to make your own

## Kitchen

This modern kitchen boasts newly fitted worksurfaces and units, giving the space a modern, clean feel. A door to the side of the kitchen leads out to a staircase to the exterior.

## Bedroom

Leading on from the lounge is access to the bedroom. This good-sized bedroom also boasts useful alcove storage. To the front of the room is a triple pane window allowing for plenty natural light throughout the day and a central heating radiator, keeping the property warm throughout the winter months.

## Bathroom

Fitted with a new white suite, this bathroom comes with a low flush wc, a bath/shower and a wash hand basin.

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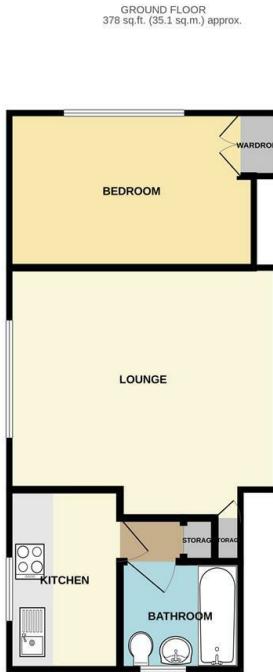
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## Floor Plan



TOTAL FLOOR AREA: 378 sq.ft. (35.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are taken from the original drawing and are not guaranteed to be exact. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan has not been tested and no guarantee is given as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	74	66
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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