





- Popular Location
- Two Bedrooms
- Close To Amenities
- Council Tax Band *B*
- Call For More Information
- First Floor
- Beautifully Presented
- Leasehold
- Viewing Recommended
- Video Tour Available





** Video Tour on our YouTube Channel | https://youtu.be/_koKrB1ldKw
**

Forming part of this purpose-built development, this stunning two bedroom first floor apartment is situated within the highly sought after Dukesfield and is truly a home to be proud of. The property is well appeal to a variety of buyers, including first time and downsizers.

Internally the property briefly comprises:- communal entrance with stairs leading to the first floor, entrance hall, charming bright and airy lounge/diner with two sets of French doors opening to Juliette style balconies and open plan to the kitchen which features fitted units and an integrated oven and hob. There are two double bedrooms; the main with en-suite shower room and there is also a modern family bathroom WC. Further benefits include gas central heating and double glazing.

Externally there are communal areas, one allocated parking space and multiple visitors spaces.

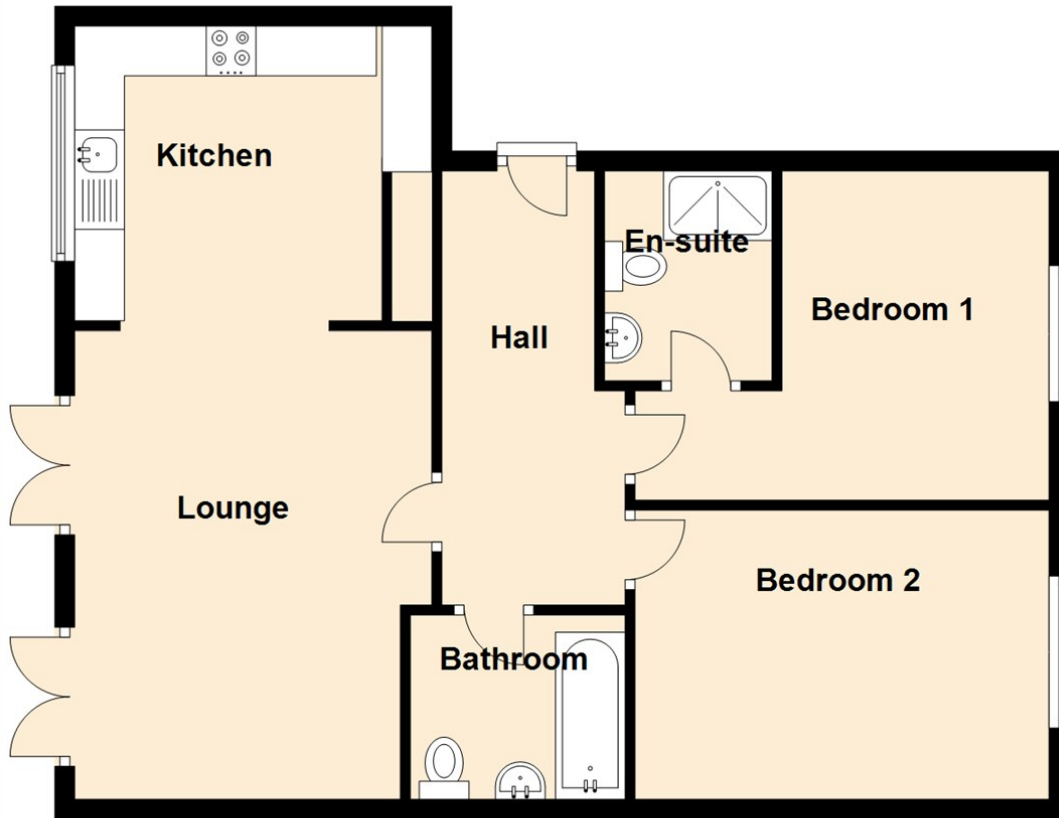
We anticipate an extremely high level of viewings on this beautiful apartment. To arrange yours please call 0191 2513000.

Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *B*.

Ground Floor




Lounge 15'5" x 10'8" (4.70 x 3.27)

Kitchen 9'11" x 10'8" (3.04 x 3.27)

Bedroom One 13'6" x 10'10" (4.14 x 3.31)

Bedroom Two 13'6" x 9'5" (4.14 x 2.89)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

The difference between house and home

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