# bartons b.

## FOR YOUR NEXT MOVE...
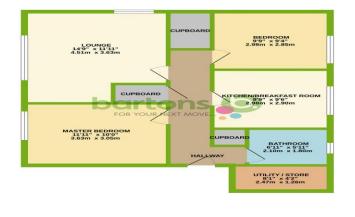
## High Trees, Stag lane

Guide Price £110,000 to £115,000 - This spacious second floor two bedroom apartment is situated within a pleasant development off Stag Lane which is close to bus routes, restaurants, pubs and shops and includes unallocated off road parking with the potential to rent a garage. In brief property comprises; Secure Telecom Entry; Entrance Hall * Private Inner Entry Hall * Lounge with twin aspect windows and a view * Breakfasting Kitchen * Two Bedrooms* Modern Bathroom in White with over bath Shower * Two Storage Cupboards * Well Maintained Communal Lawn Gardens. VIEWING ADVISED. Tenure: Leasehold, EPC - to Follow

## ACCOMMODATION

- Tastefully Appointed Two Bedroom Second Floor Apartment WITH A VIEW!

- Secure Intercom Entry, Communal Gardens

- Lounge with Twin Aspect Windows

- Attractive Breakfasting Kitchen with built-in Cooking Appliances

- Modern Bathroom Suite in White with over bath Shower, Store Room

- Gas Fired Central Heating and Double Glazed Windows

### GROUND FLOOR
661 sq.ft. (61.5 sq.m.) approx.



LOUNGE
14'9" x 11'11"
4.51m x 3.63m

CUPBOARD

BEDROOM
9'9" x 9'4"
2.98m x 2.85m

CUPBOARD

KITCHEN/BREAKFAST ROOM
9'9" x 9'6"
2.98m x 2.90m

MASTER BEDROOM
11'11" x 10'0"
3.63m x 3.05m

CUPBOARD

BATHROOM
6'11" x 5'11"
2.10m x 1.80m

HALLWAY

UTILITY / STORE
8'1" x 4'2
2.47m x 1.26m

TOTAL FLOOR AREA : 661 sq.ft. (61.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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