



## Rotherstoke Close, Moorgate



Guide Price: £150,000 to £160,000. This beautifully presented second floor apartment has been upgraded throughout with high quality fixtures and fittings and is located within a private development of Moorgate, being just a moments walk to a local convenience shop and a little further into the Town Centre. Having a GARAGE, off road parking, and well kept communal gardens.

The apartment in brief comprises; Secure Telecom Entry Communal Entry - Stairs up to Second Floor - Private Entrance Hall with Storage \* Lounge with VIEWS, Media Wall with feature remote control electric fire \* Modern Kitchen Diner with Integral Appliances \* Bedroom One with Fitted Wardrobes \* Bedroom Two \* Four Piece Suite Bathroom.

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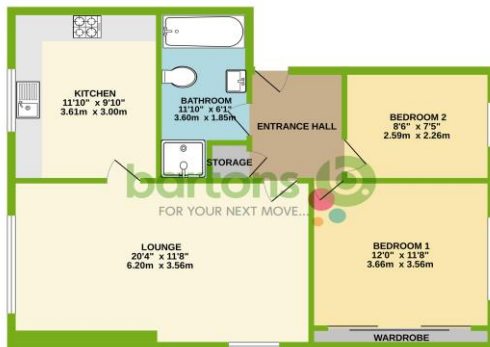


## ACCOMMODATION

- Substantially Upgraded, Second Floor Apartment
- Two Bedrooms with TV points, Modern Four Piece Suite Bathroom
- Lounge with VIEWS, Media Wall with Remote Control Electric Fire
- Modern Kitchen Diner with Integral Appliances
- GARAGE - Widened Door for Large Vehicle Access
- Triple Glazed Bedroom Windows, Rear Tinted Windows
- Serviced, Combi Boiler Gas Central Heating System



SECOND FLOOR  
714 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA: 714 SQ. FT. (66.4 SQ. M.) APPROX.  
We warrant that the floor area is correct to the best of our knowledge and belief at the time of completion of the particulars. We do not warrant that the floor area is correct to the best of our knowledge and belief at the time of completion of the particulars. The floor area is an approximate figure and should not be relied on for the purpose of any legal proceedings. Measurements are given to the best of our knowledge and belief at the time of completion of the particulars. Measurements are given to the best of our knowledge and belief at the time of completion of the particulars. Measurements are given to the best of our knowledge and belief at the time of completion of the particulars.



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		