





Come inside and be impressed with this very well presented modern apartment. Located in the popular and well served village of Elmswell, this spacious 2 bedroom property enjoys plenty of natural light - ideal for first time buyers or as an investment purchase. In a central location within easy walking distance to the Co-op and train station, this is an ideal home with everything on your doorstep complete with a private parking space. Make time to view and see how this home can work for you.

Main Entrance Door

Main entrance door to building. Stairs lead to the second floor.

Hallway

10' 6" x 5' 5" (3.20m x 1.65m) narrowing to 3'4" (1.02m)

Welcoming hallway with double storage cupboard and shelves.

Kitchen/Sitting Room

20' 11" x 9' 1" (6.37m x 2.77m)

Stylish modern fitted kitchen with ample wall and base, cupboard and drawer units. Plenty of work surface with inset sink and drainer. Built in electric oven, hob and extractor fan. Space for fridge freezer and plumbing for washing machine. Window to side. Open to: A comfortable sitting room tastefully decorated with plenty of light. Radiator and window to front.

Bedroom 1

10' 2" x 10' 11" (3.10m x 3.32m)

Generous room size with 2 windows to front. Radiator.

Bedroom 2

10' 6" x 6' 10" (3.20m x 2.08m)

Good size second bedroom with window to front and radiator.

Bathroom

7' 2" x 5' 5" (2.18m x 1.65m)

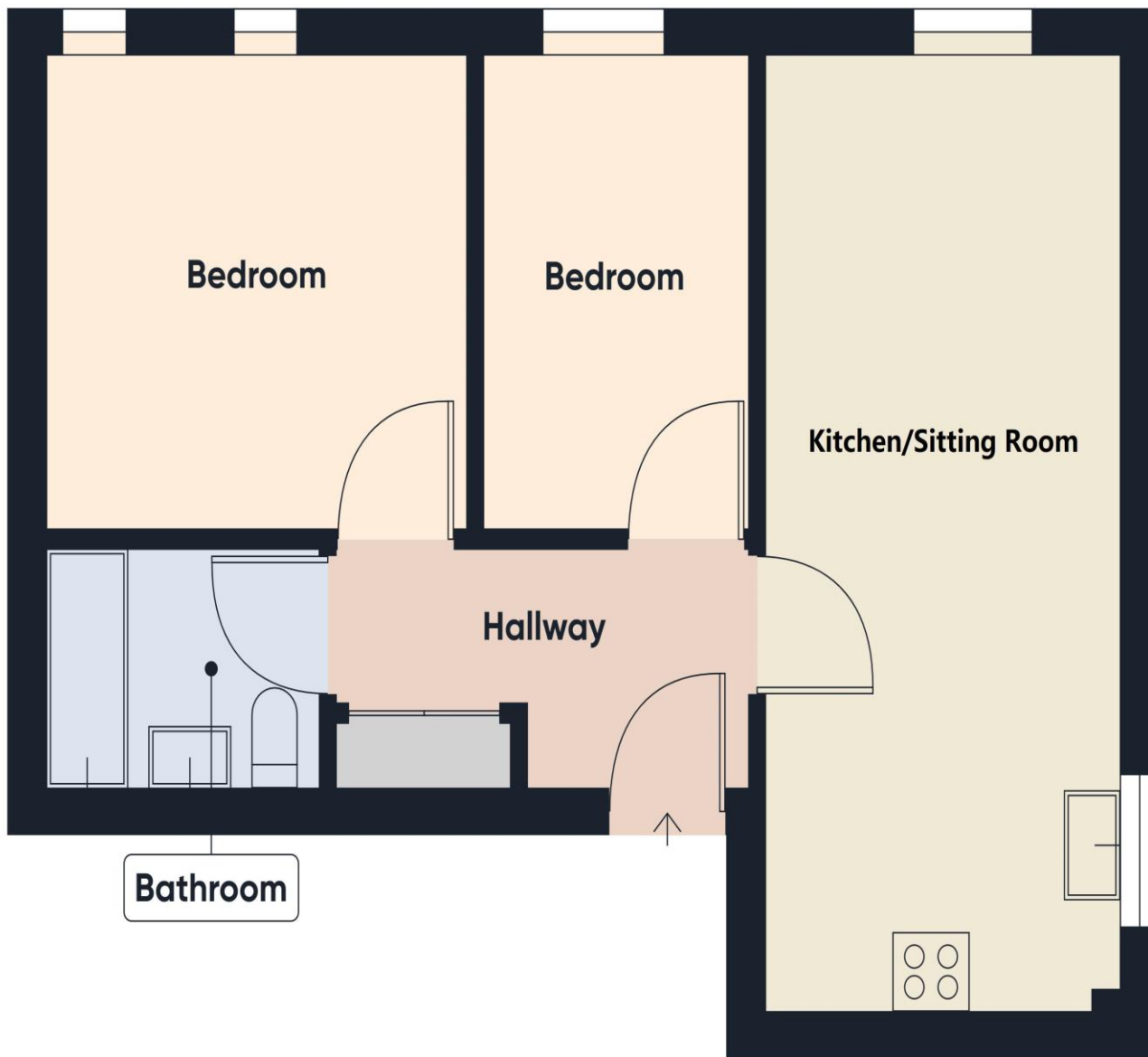
Suite comprising: Bath with mixer tap and shower attachment. Riser rail, WC, wash basin and glass shower screen. Fully tiled walls around bath. Extractor fan. Radiator.


Outside

Allocated parking space for one vehicle. Car parking space for visitors.

Agent's Note

We understand that the lease was for 999 years which started in 2003. There is a service charge of £61 per month and ground rent is £50 per year.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.