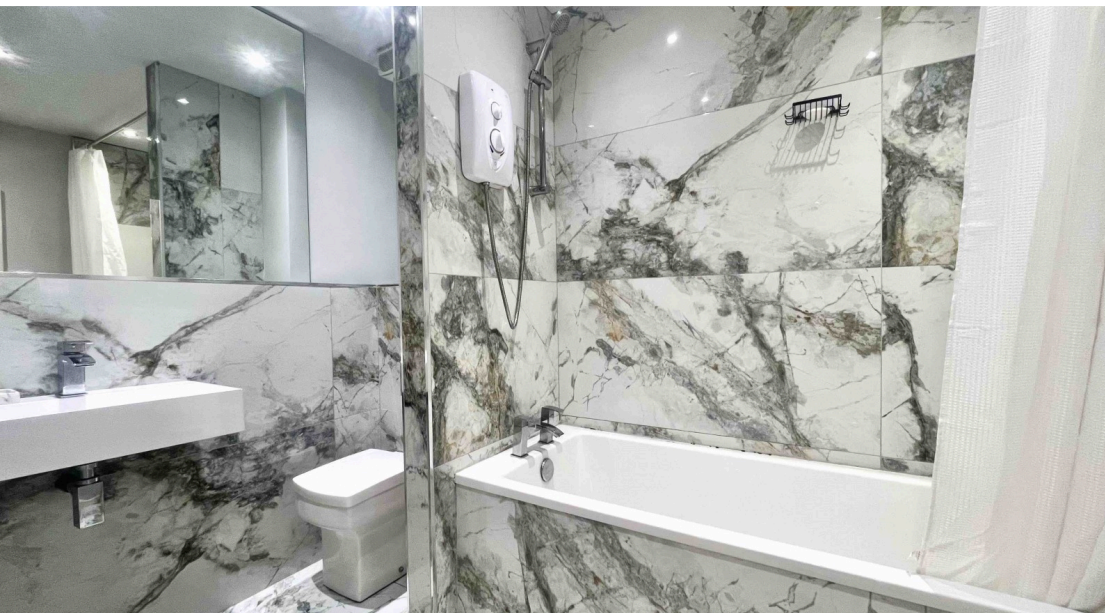




 **1**
Bedroom

 **1**
Bathroom



****Offered to the market with no onward chain** EWS1 Form available.** C & R City are pleased to bring to the market this well presented, one bedroom apartment with parking set within the desirable Granby Village area of the City Centre providing easy access to the Universities, also within a stones throw of major transport links including Piccadilly Train Station as well as an array of bars, shops and restaurants.

The development also benefits from access to a residents gymnasium, games room and swimming pool with Jacuzzi and sauna room. Positioned on the second floor with views over the communal gardens, the superb apartment briefly comprises: entrance hallway, Open plan living area with a refitted kitchen, one double bedroom, and a refitted main bathroom suite.

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Hallway

Entrance hallway, ceiling light point, honey oak flooring, providing access to storage area housing the boiler, bathroom & open plan living area.

Open Plan Living Area *4.58m x 4.08m (15' x 13' 5")*

Spacious open plan living area, honey oak flooring, window to rear aspect, new electric radiator.

Kitchen *2.01m x 2.77m (6' 7" x 9' 1")*

Fitted kitchen with a range of fitted base and wall units, integral eye-level electric oven, integral electric hob with extractor hood, Intergrated dishwasher and sink unit with mixer tap, space for fridge freezer, concrete effect floor tiles.

Bedroom *3.95m x 2.70m (13' x 8' 10")*

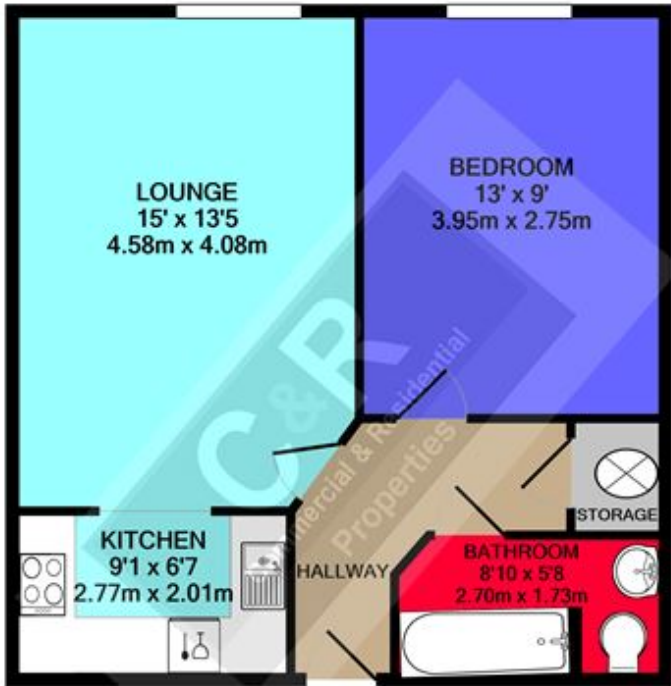
Light grey carpet, new electric radiator, fitted wardrobes, ceiling light point, window to rear aspect.

Bathroom *1.73m x 2.70m (5' 8" x 8' 10")*

Three piece bathroom suite comprising bath with shower attachments over, wash hand basin, low level WC, marble flooring and walls.

Additional Information

One underground allocated parking space. Service Charge £325pcm. Lease 125 Years from 1991 Ground Rent Peppercorn EPC Rating: C Council Tax Band: C



C & R PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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