



# MILLINGTON TUNNICLIFF

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## 44, Grosvenor Court Western Road

Guide Price £189,950

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An immaculate 2 bedroom purpose built second floor retirement flat, set in arguably the best position on the whole development with south and westerly aspect. Grosvenor Court was constructed in 2005 by McCarthy And Stone and has lifts to all floors and communal facilities to include a residents lounge, laundry, gardens and parking to name but a few. Accommodation comprises an entrance hall, lounge/diner, kitchen, the 2 bedrooms and shower room/WC. The flat is Upvc double glazed with electric heating. No chain. EPC C 74.

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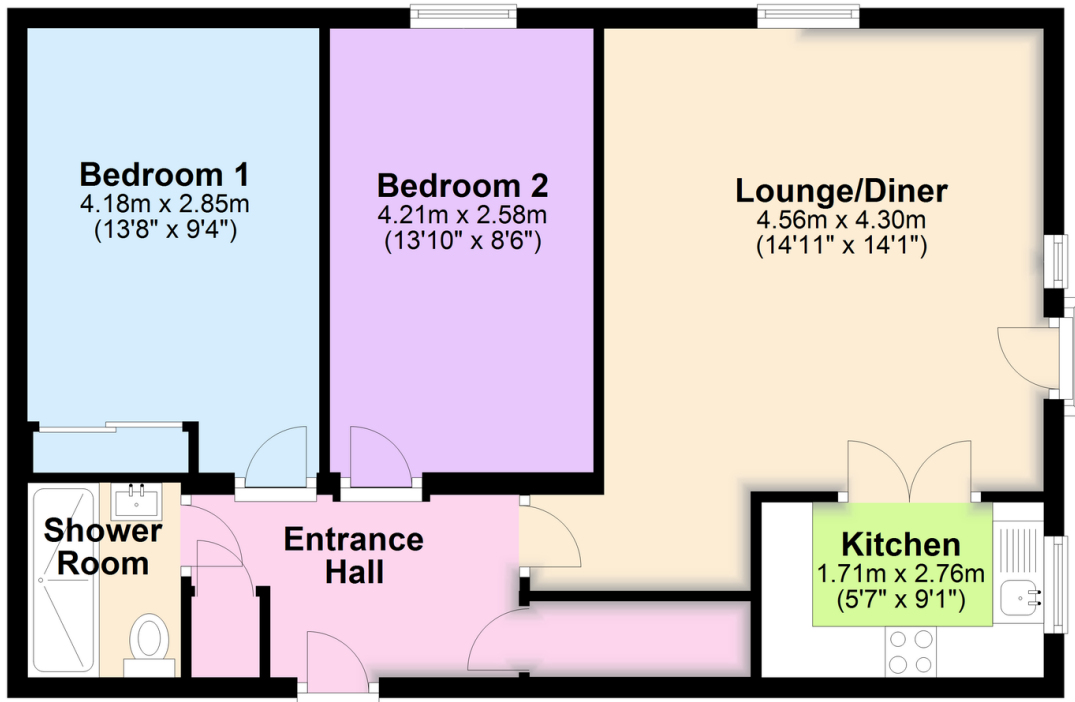
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## Key Features

- 2 Bedroom Second Floor Flat
- Purpose Built Retirement Flat
- South And Westerly Aspect
- Spacious Lounge/Diner
- Upvc Double Glazing
- Electric Heating
- Communal Gardens And Parking
- Lift To All Floors
- No Chain
- EPC C 74

## Second Floor

Approx. 61.9 sq. metres (665.9 sq. feet)



Total area: approx. 61.9 sq. metres (665.9 sq. feet)

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