

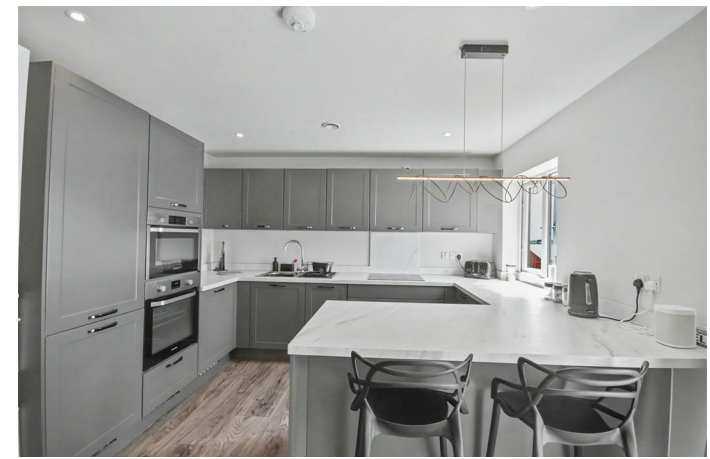


54 The Avenue
Priors Hall Park, NN17 5GR



Simpson West are delighted to offer to the market for sale with complete upper chain, this immaculately presented TWO bedroom top floor apartment built by highly reputable builder Etopia Homes. The apartment is well located being within walking distance to the local amenities, schools and transport links. Features include communal halls with an elevator, entrance hall, two double bedrooms with the master bedroom benefitting from fitted wardrobes and en-suite shower room. Bedroom two is serviced by the family bathroom. There is an impressive open plan kitchen/dining/living space with a peninsula, integrated appliances and patio doors opening on to two private balcony's. There is an allocated parking space and visitor bays with EV charging accessible. Early viewings are highly encouraged. Energy rating A. Council Tax Band B. Priors Hall urban and civic charges apply - £278 per annum.

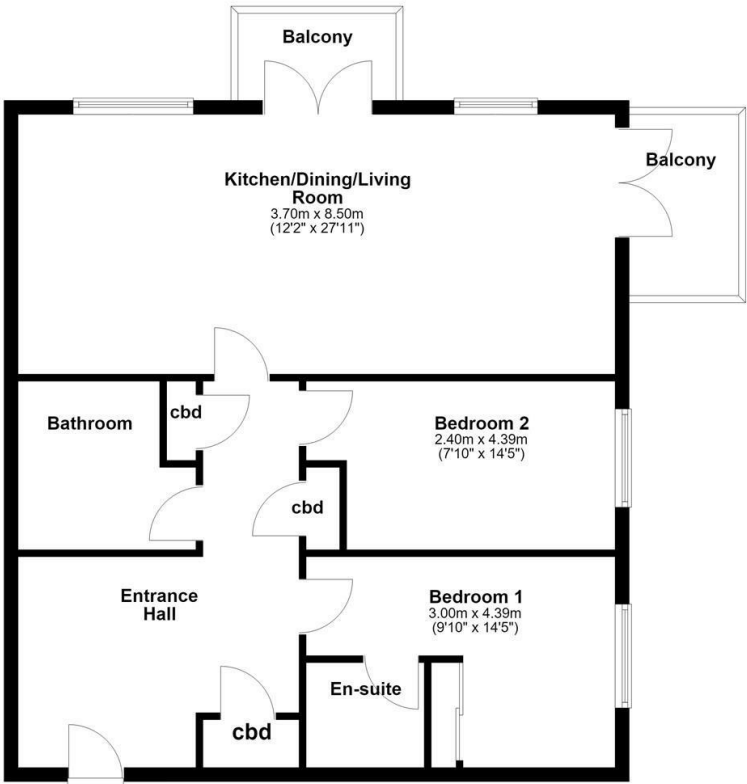
994 years remaining on the lease. For leasehold charges please contact marketing agent, Simpson West.
EPC - A. Council tax band - B.



Offers In Excess Of £179,950



Ground Floor



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



When you buy with Simpson West, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
West**

Making Every
Journey Personal



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