



## Trueman Court, Acklam

Offers In Region Of £100,000

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QUOTE REF: IP0768 WHEN CALLING TO ARRANGE YOUR VIEWING, OR, FOR MORE INFORMATION. Very briefly this excellent first floor flat comprises; dual aspect lounge/diner, fitted kitchen with integral white goods, master bedroom with en suite, further double bedroom, bathroom/wc, storage, allocated parking space outside. PVCu double glazing and recently installed gas central heating combi boiler. No forward chain, view early.

- BRILLIANT LOCATION
- WELL REGARDED DEVELOPEMENT
- PVCu DOUBLE GLAZING
- GAS CH VIA RECENTLY INSTALLED COMBI BOILER
- MASTER BEDROOM WITH EN SUITE
- MODERN KITCHEN WITH INTEGRAL GOODS



Floor Area: 721 sq. ft.

Tenure: Leasehold

Service Charge: £1079.25 per annum

Ground Rent: £150 per annum

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

