





72 Icarus Avenue

A very well presented and neutrally decorated 2 bedroom FIRST FLOOR FLAT built by Charles Church Homes in 2020. This spacious flat presented with vacant possession has wonderful far reaching views across fields and woodland, all interspersed with pathways, bridleways and play parks.

Icarus Avenue forms part of the Croft Development just off Kingsway which has a useful Morrisons almost next door and a Co-op a short walk away. The town centre is one mile away.

- Private Entrance Hall
- 2 Bedrooms
- Bathroom
- Kitchen/Living/Dining Room
- Allocated Parking Space
- 125 Year Lease From 2020 (120 Years Remaining)
- Maintenance, Buildings Insurance & Ground Rent: approximately £1,900 per annum
- Council Tax Band C & EPC Rating B



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The accommodation includes a communal hallway with video intercom entry system. The generous private hallway benefits from a window, vinyl flooring and a large walk-in double cloaks cupboard. There are 2 bedrooms, one with a Juliet balcony and a bathroom fitted with a white suite, and modern tiling.

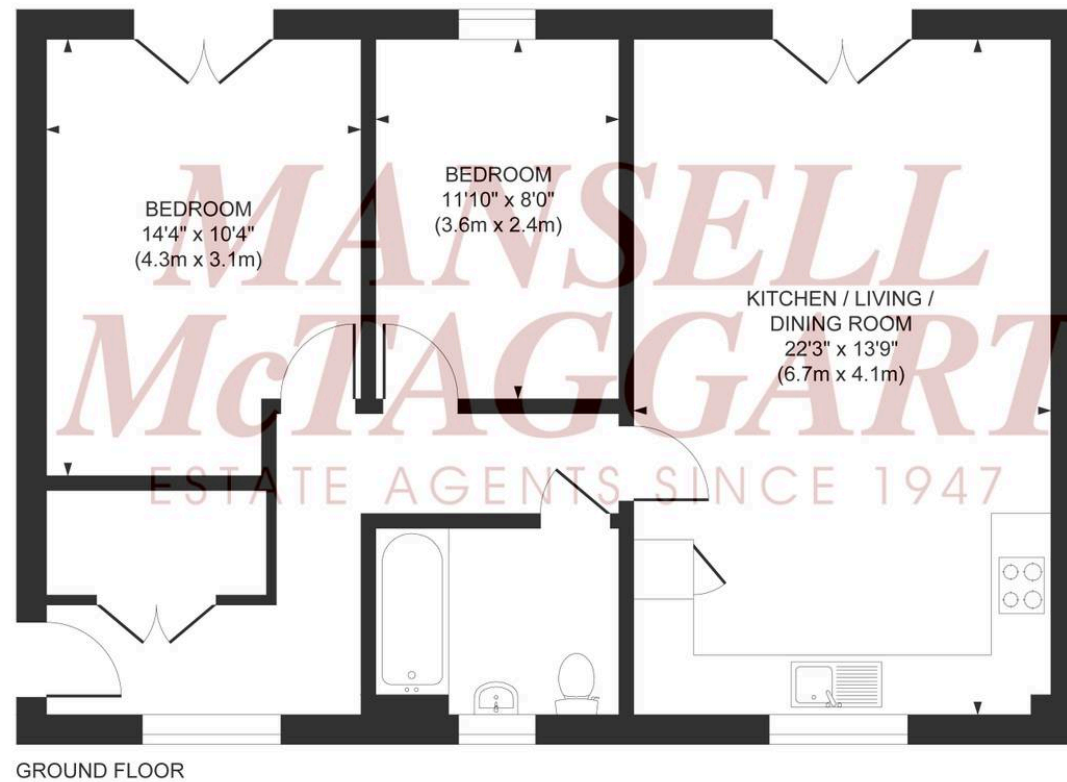
The double aspect kitchen/living/dining room is a particular feature with double doors to a Juliet balcony. The kitchen is fitted with a range of white cupboards complemented by integrated cooking appliances, fridge/freezer, dishwasher and washing machine.

Outside there are small areas of communal gardens, an allocated parking space and visitors spaces.

Benefits include gas fired central heating (the Ideal Logic combination boiler is located in the kitchen), uPVC framed double glazed windows and the remainder of the NHBC warranty.



Approximate Gross Internal Area
736 sq. ft / 68.41 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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