



View of block



**Offers in Excess of
£200,000**

Located on the sought after modern development of Newton Leys is this two double bedroom second floor apartment. The property boasts picturesque VIEWS OVER THE LAKE from the Juliette balcony. Further benefits include open planned living accommodation, kitchen, bathroom and allocated parking. This apartment is being sold with NO UPPER CHAIN.

Property Description

COMMUNAL ENTRANCE

Composite door and security entry. Stairs to second floor flat.

ENTRANCE

Door to:

LOUNGE/DINER

Double glazed double doors to Juliette balcony. Radiator, opens to kitchen.

KITCHEN

Double glazed window to rear aspect. Range of wall mounted and floor standing units with roll top work surface over, integrated oven and gas hob with extractor fan over, stainless steel sink with mixer tap, space for fridge/freezer, washing machine and dishwasher.

BEDROOM ONE

Double glazed window to rear aspect. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BATHROOM

Frosted double glazed window to front aspect. Radiator, low level w.c., pedestal wash hand basin, bath with power shower over, part tiled walls.

OUTSIDE

PARKING

Allocated parking to rear aspect.

SECOND FLOOR
569 sq.ft. (52.8 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 569 sq.ft. (52.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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