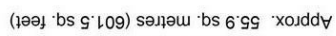


England & Wales		EU Directive 2002/91/EC	
Potential	Current	Very energy efficient - lower running costs	Not energy efficient - higher running costs
		A (92 plus)	
		B (81-91)	
		C (69-80)	
		D (55-68)	
		E (39-54)	
		F (21-38)	
		G (1-20)	
74	74		

Environmental Impact (CO₂) Rating

Total area: approx. 55.9 sq. metres (601.5 sq. feet)



First Floor





CASH BUYERS ONLY! Potential rental income of £1400 pcm. A superb one bedroom first floor apartment to the north of the City centre with an extremely spacious open plan living room and kitchen and a light and airy feel. The apartment is finished to an excellent standard and benefits from a quality specification throughout with allocated parking space, modern kitchen and luxury bathroom. In our opinion this property would make an ideal investment purchase and is offered for sale chain free.

Entrance Hall

Wood effect Karndean flooring. Under floor heating. Airing cupboard housing hot water and heating system. Doors to:-

Living Room

An spacious living room with double glazed windows. Wood effect Karndean flooring. Under floor heating. Down lighters.

Kitchen Area

An extremely well maintained modern high gloss kitchen with a range of wall and base mounted units with Quartz work surfaces and up stands. Stainless steel sink unit with mixer tap. Integrated appliances to include: Oven with ceramic induction hob, extractor fan, dish washer, washer/dryer and fridge/freezer. Down lighters. Wood effect Karndean flooring. Under floor heating.

Bedroom

A generous size double bedroom with double glazed windows to side. Carpet flooring. Under floor heating.

Bathroom

A luxury bathroom comprising: Bath with mixer tap, over head shower and glass screen. Wash hand basin. WC. Part tiled walls and tiled flooring. Under floor heating. Extractor fan.

Parking

Allocated parking space and further visitors parking.

Lease

118 years remaining.

Service Charge

£1000 per annum approximately.

Ground Rent

£250 per annum.

Communal Entrance hallway

Entryphone system. Stairs to all floors.

