



## 14 GREY FRIARS LANE

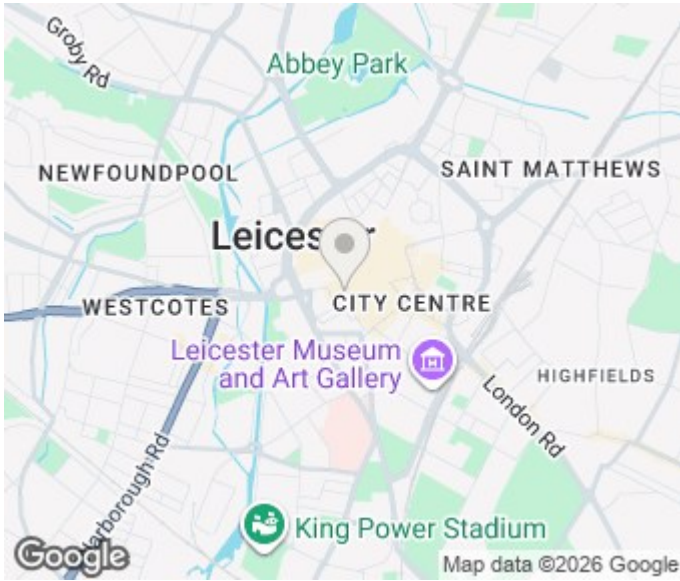
£795

This charming one-bedroom ground floor flat located at 14 Grey Friars Lane is perfectly situated in the heart of the city centre. This prime location means you will have easy access to a variety of shops, restaurants, and local amenities, making it a convenient base for urban living.

As you enter the flat, you will find a welcoming hallway that features a handy store cupboard, providing ample storage for your belongings. The living area is designed with a contemporary touch, boasting grey carpets and walls that create a stylish and neutral backdrop. The modern kitchen and lounge area is well-equipped with a gas hob, oven, built-in fridge freezer, and washing machine, ensuring that you have everything you need for daily living and entertaining.

The double bedroom, accessible from the hallway, offers a peaceful retreat, perfect for relaxation after a busy day. The fully tiled bathroom features a three-piece suite, providing a clean and functional space for your daily routines.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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