



57 Newman Square, Shirley

£235,000

A recently built ground-floor apartment offering two double bedrooms, a spacious lounge with open-plan kitchen and private balcony, ensuite shower room, and a four-piece family bathroom. Further benefits include gas central heating, double glazing, and two allocated parking spaces. Early viewing is recommended.

Bedrooms: 2 | **Bathrooms:** 2 | **Receptions:** 1

Council Tax Band: B

Property Type: Flat

Bedrooms: 2 | Bathrooms: 2 | Receptions: 1

A recently constructed purpose built ground floor apartment benefiting from two double bedrooms, spacious lounge with open plan kitchen and balcony, ensuite shower room, four piece family bathroom, two allocated parking spaces, gas central heating and double glazing

The property is accessed via a secure communal door with intercom entry system leading into a communal hallway. On the ground floor you will find a private composite front door leading into **Spacious L Shaped Hallway**

With double glazed window to the front elevation, radiator, panelled door leading to built-in store cupboard and door leading off to **Spacious Open Plan Lounge & Kitchen Area - 7.16m x 3.23m (23'6" x 10'7")**

Lounge Area

With double glazed patio doors leading out to balcony, two radiators, ceiling light point and opening through to **Kitchen Area**

Being fitted with a range of white high gloss base units and matching wall units with roll top work surfaces and matching upstands, sink and drainer unit, integrated fridge/freezer, oven, four ring gas hob set below combination light and extractor, integrated full width dishwasher, double glazed window to the front elevation, LVT style flooring and ceiling spot lights

Main Bedroom to Rear - 3.58m x 3.1m (11'9" x 10'2")

Having a double glazed window to the rear elevation, radiator, ceiling light point and door leading off to **Ensuite Shower Room**

With fully glazed shower enclosure, low flush toilet, pedestal wash hand basin, LVT style flooring, radiator and complementary tiling to water prone areas

Bedroom Two to Rear - 3.73m x 2.62m (12'3" x 8'7")

Having a double glazed window to the rear elevation, radiator and ceiling light point

Four Piece Family Bathroom to Front

Being fitted with a white suite comprising panelled bath, pedestal wash hand basin, low flush toilet and separate fully tiled shower enclosure with shower over, tiling to splash prone areas, LVT style flooring, radiator and obscure double glazed window to the front elevation

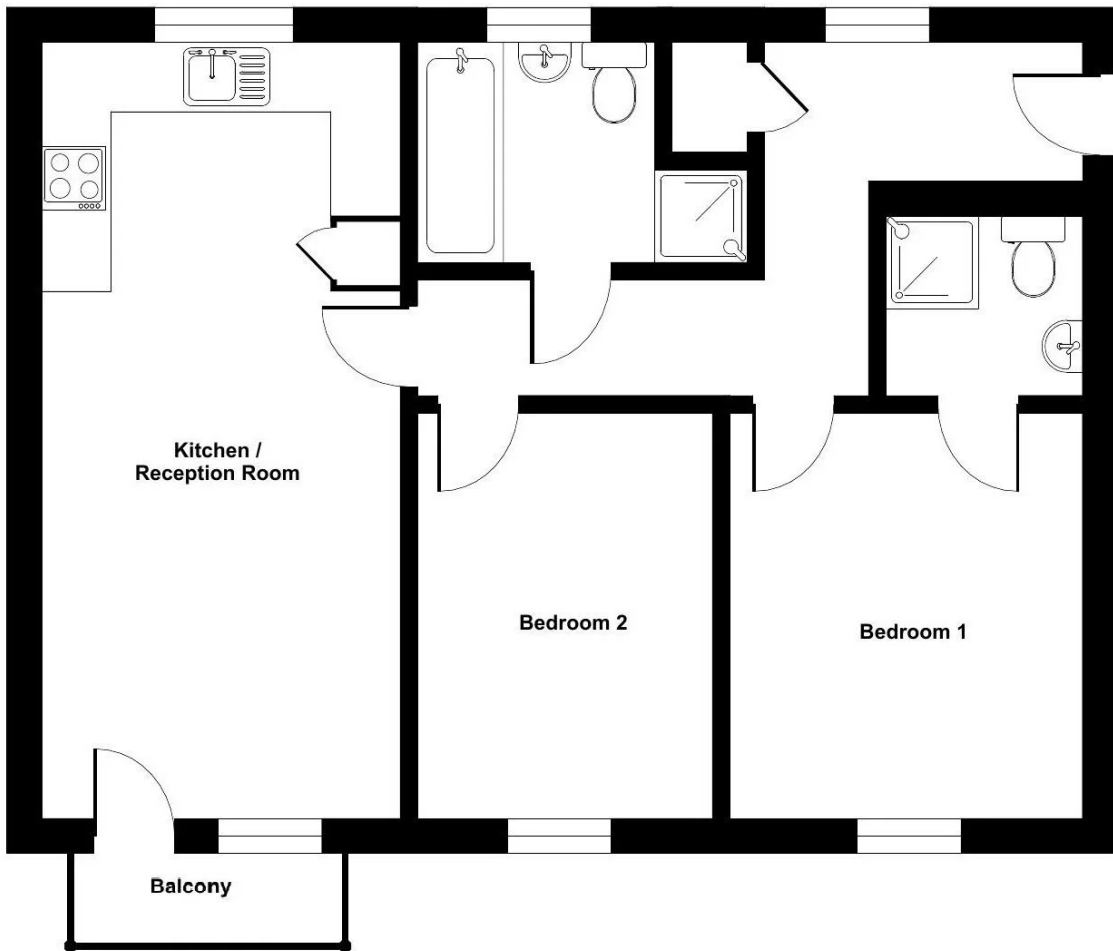
Outside

The property benefits from two allocated parking spaces and store/bin cupboard

Tenure

We are advised by the vendor that the property is leasehold with approx. 996 years remaining on the lease, a service charge of approx. 1,560. No ground rent. Current council tax band – B





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC

