



 2
Bedrooms

 2
Bathrooms



This warden controlled, two bedroom, two bathroom, ground floor flat, whilst in need of updating offers very good size accomodation, and is situated in a lovely block with a large communal lounge, a hair dressing room, and well kept communal gardens, and a secure parking space. **Please note that this is only available for persons over the age of 55**

Lounge 5.40m x 3.49m (17' 9" x 11' 5")

Double glazed door to small front patio area, two further double glazed windows, radiator, power points, T.V point, Entry Phone

Kitchen 2.98m x 2.34m (9' 9" x 7' 8")

Range of wall and base units incorporating, single drainer sink unit, wall mounted cupboard housing Gas central heating boiler, split level oven and hob, recess for Fridge/Freezer, plumbing for dishwashser and washing machine, roll top work surface, partly tiles walls and tiled flooring, double glazed window to front aspect.

Bedroom 1 4.90m x 3.55m (16' 1" x 11' 8")

Range of built in wardorbes, radiator, double glazed french doors to front aspect, with windows either side, power points, TV point.

En Suite Bathroom

Suite comprising of panel enclosed bath, with mixer tap and shower attachement, wash hand basin, low level wc.. tiled flooring and fully tiled walls, radiator, extractor fan.

BEDROOM 2 3.50m x 2.10m (11' 6" x 6' 11")

Front aspect double glazed window, radiator, power points.

Shower Room

Built in shower cubicle, wash hand basin, low level wc, radiator, extractor fan.



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

Address: Eaton Court, HA8

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	80	80
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