



View of block



£200,000

Located behind steel gated access is this two bedroom first floor apartment. The property benefits from a lounge/diner, kitchen, family bathroom and allocated parking spaces. The property is being offered with no upper chain.

Property Description

ENTRANCE HALL

Double glazed window to side aspect. . Electric heater, door to storage and door to lounge, wall mounted alarm and intercom.

LOUNGE

Two double glazed windows to side aspect. Two electric heaters, door to hallway and opening to kitchen.

KITCHEN

Integrated hob and oven, electric hob, electric induction heater and integrated fan, base units, stainless steel sink, space for washing machine, space for fridge freezer, splashback tiling.

HALLWAY

Door to storage and bedrooms one, two and bathroom, loft access.

BEDROOM ONE

Double glazed window to side aspect. Electric heater, storage cupboard, double doors.

BEDROOM TWO

Double glazed window to side aspect. Electric radiator, door to storage.

BATHROOM

Low level w.c, pedestal hand wash basin, panelled bath with shower attachment over, tiled bath and tiled floor, extractor fan.

OUTSIDE

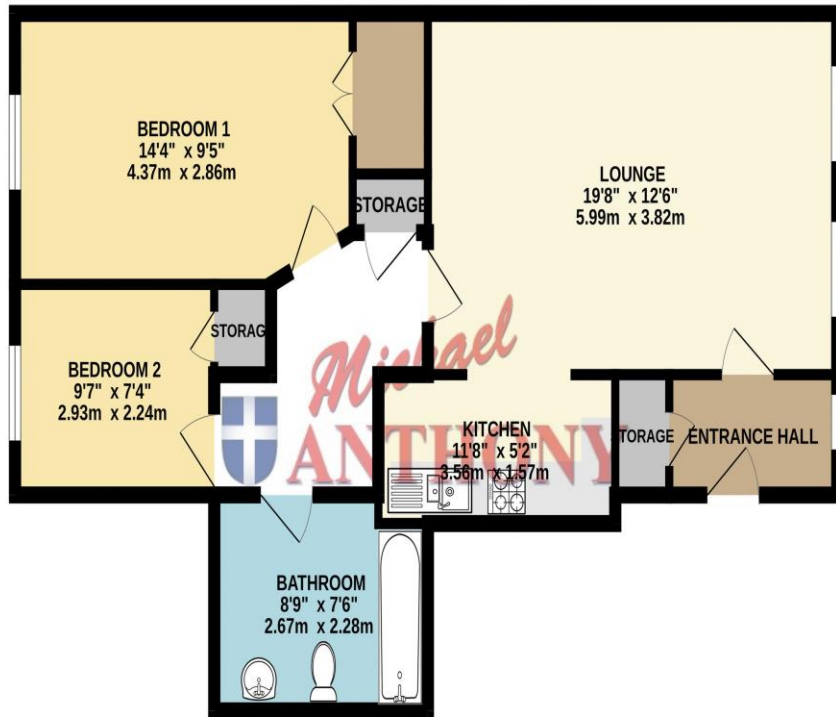
PARKING

Allocated parking.

NOTE

Solar panels (solar assisted hot water)

FIRST FLOOR
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		