



View of block



£205,000

Located on the modern development of Newton Leys is a two double bedroom second floor apartment, the property boasts an open plan lounge, diner and kitchen, balcony and family bathroom. Further benefits include allocated parking.

Property Description

ENTRANCE

Communal entrance, entry system, stairs to second floor flat. Door to:

ENTRANCE HALL

Doors to bedrooms, bathroom, storage cupboard and lounge/kitchen/diner, radiator.

LOUNGE/KITCHEN/DINER

Double glazed window to rear aspect, double glazed double slimline doors to balcony. Range of wall mounted and floor standing units with roll edge work surface, upstand, integrated oven and hob with extractor fan over, integrated washing machine, space for fridge/freezer, stainless steel sink with mixer tap, wall mounted boiler, two radiators.

BEDROOM ONE

Two double glazed windows to front aspect. Two radiators.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BATHROOM

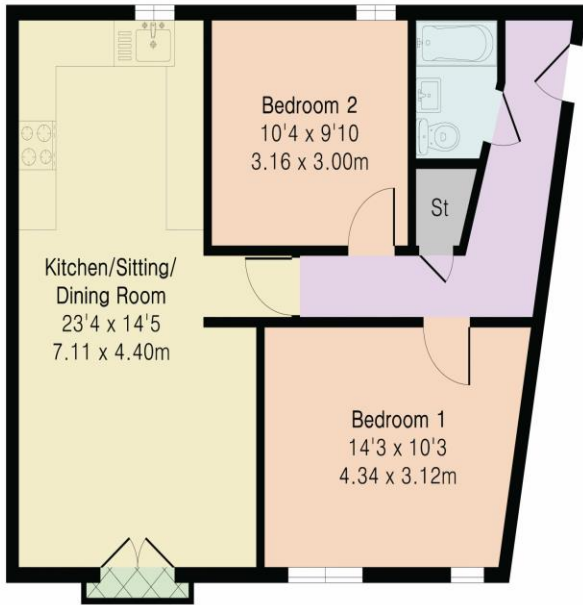
Low level w.c., pedestal wash hand basin, splash back tiling, panelled bath with mixer tap and power shower, part tiled walls, radiator.

OUTSIDE


PARKING

Allocated parking in bay 8, bike storage.

Approximate Gross Internal Area 638 sq ft - 59 sq m



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(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 	

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.

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