



## Armstrong Court, Victoria Crescent, Shirley

£190,000

A well presented top floor apartment situated in a most convenient location offering accommodation comprising an open plan lounge/diner with Juliet balcony, modern fitted kitchen, two bedrooms, modern family bathroom, allocated parking space, visitors parking space and bike store

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

**Council Tax Band: C**

**Property Type: Apartment**

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A well presented top floor apartment situated in a most convenient location offering accommodation comprising an open plan lounge/diner with Juliet balcony, modern fitted kitchen, two bedrooms, modern family bathroom, allocated parking space, visitors parking space and bike store

The property is accessed via a secure communal entrance door leading into a well maintained communal hallway. Stairs rise to the top floor where you will find a further private front door leading into **Entrance Hallway**

With a double glazed window to rear, wood effect flooring, loft hatch, two ceiling light points, radiator, useful storage cupboard and doors leading off to

**Lounge/Diner to Front** - 4.19m x 3.58m (13'9" x 11'9")

With double glazed French doors with Juliet balcony to front elevation, wood effect flooring, two radiators, ceiling light point and opening into

**Fitted Kitchen to Rear** - 2.97m x 1.83m (9'9" x 6'0")

Being fitted with a range of high gloss wall, drawer and base units with complementary work surfaces over, sink and drainer unit with mixer tap, four ring gas hob with extractor canopy over and inset electric oven. Space and plumbing for washing machine, space for fridge freezer, tiling to splash prone areas, wood effect flooring, radiator, spot lights to ceiling and a double glazed window to rear

**Bedroom One to Front** - 4.29m x 2.92m (14'1" x 9'7")

With double glazed window to front elevation, radiator, ceiling light point and fitted wardrobes and over bed storage

**Bedroom Two to Rear** - 3.15m x 1.57m (10'4" x 5'2")

With double glazed window to rear elevation, radiator and ceiling light point

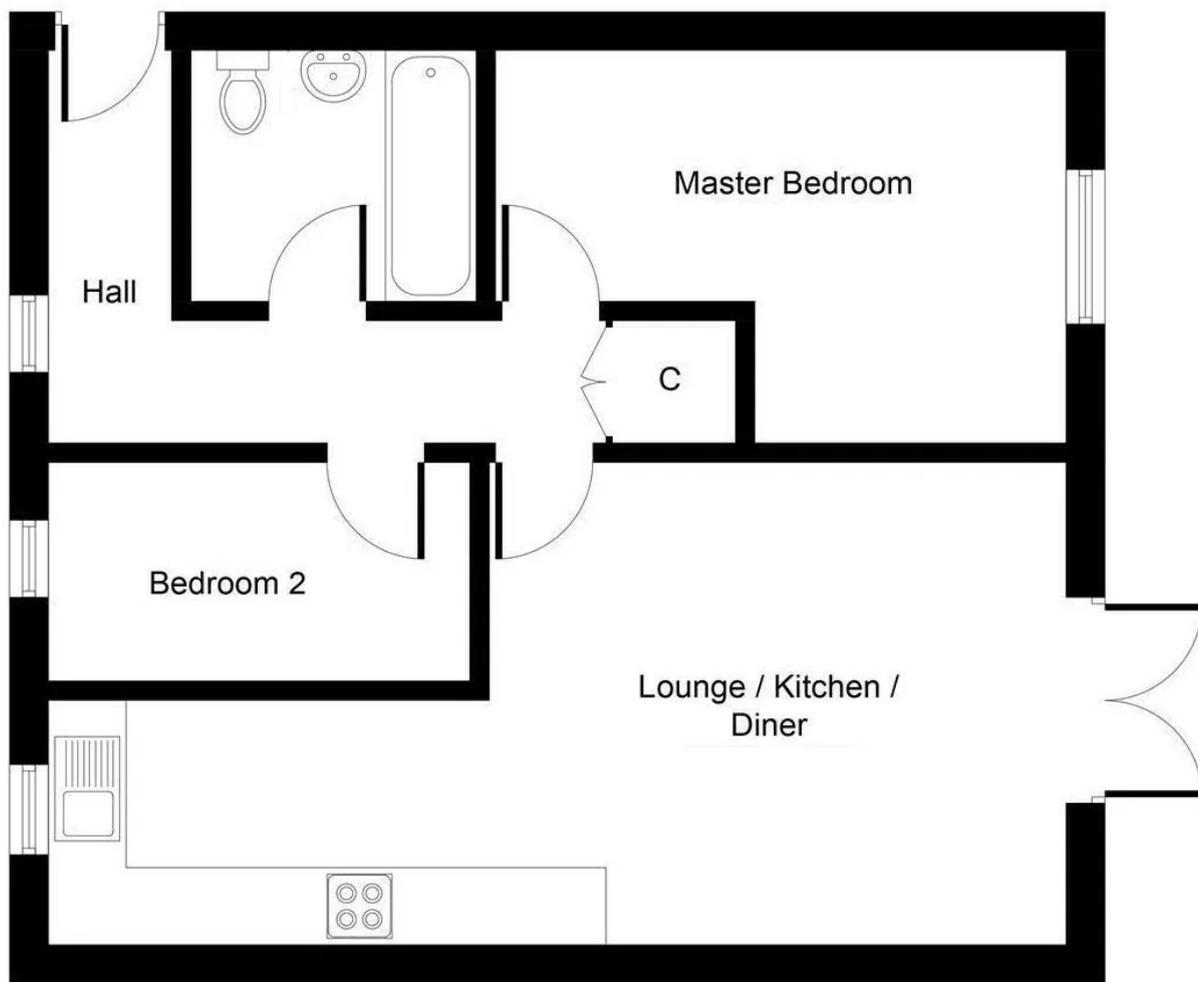
**Family Bathroom** - 2.13m x 1.83m (7'0" x 6'0")

Being fitted with a three piece white suite comprising a panelled bath with thermostatic shower over and glazed screen, low flush W.C and wall mounted wash hand basin. Tiling to water prone areas, wood effect flooring, radiator and ceiling light point

### External

The property further benefits from an allocated parking space, visitors parking space and bike store





## Energy Efficiency Rating

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

**England & Wales**

EU Directive  
2002/91/EC

