



Offering deceptively spacious accommodation, this well-presented two double bedroom first floor flat with a large decorated loft space, is situated in the popular area of Norton.

The property is accessed via a private front entrance door leading into a ground floor hallway, with stairs rising to the main accommodation. An inner hall provides access to a fitted kitchen, which benefits from a rear door opening onto a balcony with useful storage and an additional external staircase. The bright and airy sitting room is positioned at the front of the property and features an attractive fireplace. From here, stairs lead to the loft rooms. Please note: The loft rooms do not comply with current building regulations and therefore cannot be classed as official living accommodation. The apartment further comprises two generous double bedrooms and a modern bathroom fitted with a contemporary three-piece suite.

Early viewing is recommended to appreciate the space on offer.



## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Front entrance door, stairs to first floor.

### FIRST FLOOR

#### LANDING

Door to;-

#### INNER HALL

Radiator.

#### KITCHEN

4.05 max (3.46 min) x 3.01 (13'3" max (11'4" min) x 9'10")

Door and window to rear.

Fitted with wall and base units comprising working surfaces, Belfast sink unit, range style oven (for sale by separate negotiation) with extractor fan over, space for washing machine and under counter fridge. Radiator.

#### SITTING ROOM

5.01 x 3.35 (16'5" x 10'11")

Window to front.

Electric fire and radiator.

Stairs to loft space.

#### BEDROOM ONE

4.12 x 3.23 (13'6" x 10'7")

Window to side.

Fitted wardrobes and radiator.

#### BEDROOM TWO

3.37 x 3.22 (11'0" x 10'6")

Window to front.

Radiator.

#### BATHROOM

2.54 x 1.97 (8'3" x 6'5")

2x windows to side.

Panelled bath with shower over, wash hand basin set in vanity unit and low flush WC. Part tiled walls, tiled flooring and chrome ladder style towel rail.

### SECOND FLOOR

#### DECORATED LOFT SPACE

4.90 x 3.78 (limited head space) (16'0" x 12'4" (limited head space))

Velux window, storage cupboards.

#### DECORATED LOFT SPACE

5.40 x 3.33 (limited head space) (17'8" x 10'11" (limited head space))

Velux window, storage cupboards.

#### OUTSIDE

Small balcony area with store and access to communal external staircase.

#### ADDITIONAL INFORMATION

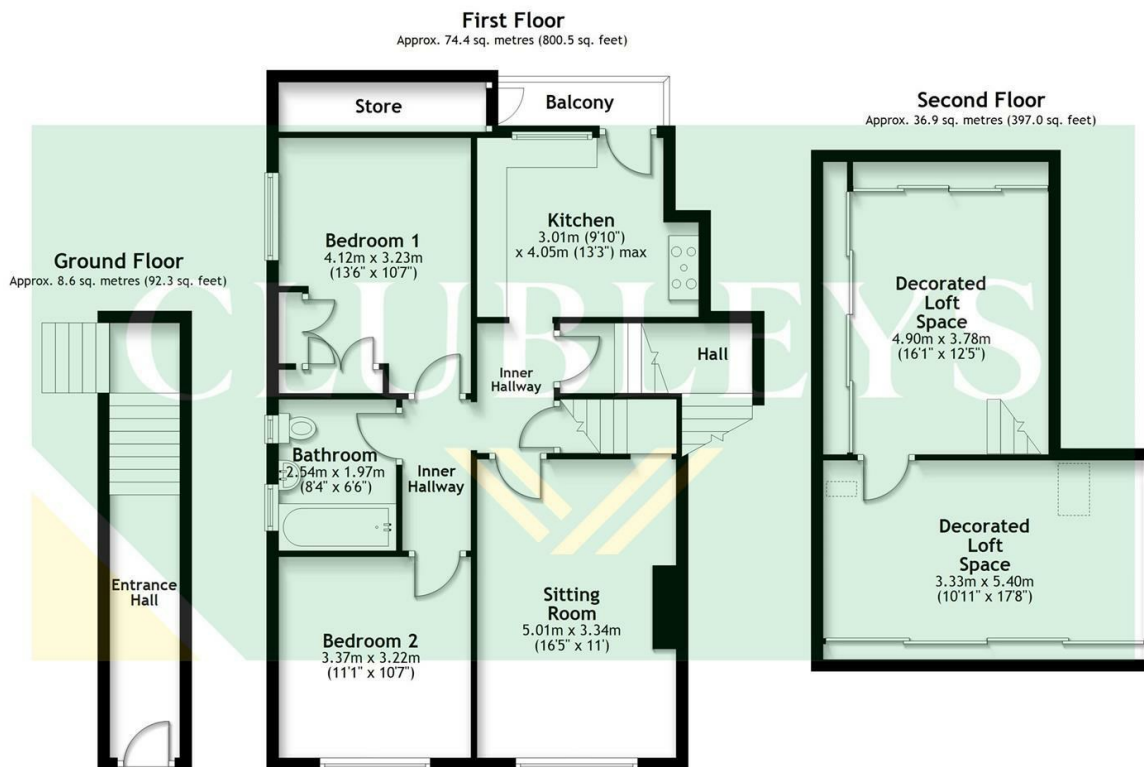
#### SERVICES

Mains Water, Gas, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

#### APPLIANCES

None of the above appliances have been tested by the Agent.





**Total area: approx. 892.8 sq. feet (not including decorated loft space)**

**AGENTS NOTES**

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

**VIEWING**

By appointment with the Agent.

**OPENING HOURS**

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**FREE VALUATIONS FOR SALE**

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

**MATERIAL INFORMATION**

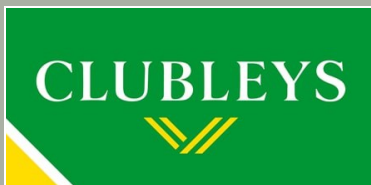
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

**MORTGAGES**

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			82
(55-68) D		64	
(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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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.