



35 IPSLEY MANOR BERRINGTON CLOSE, REDDITCH, B98 0TJ
ASKING PRICE £169,950

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A TWO BEDROOM FIRST FLOOR APARTMENT SET IN THIS IMPRESSIVE DEVELOPMENT AT IPSLEY, REDDITCH.

This impressive two bedroom apartment is set on the first floor, is offered with no onward chain, and comprises: living room open plan leading into the fitted kitchen (with many integrated appliances), main bedroom with fitted wardrobes, bathroom, second bedroom with its own en-suite. Outside there are two allocated spaces in the parking area at the side of the building, plus communal gardens. Viewing is advised.

The Ipsley Manor apartments offer high quality 1, 2 bedroom and Penthouse apartments in enviable surroundings. The development was built/converted by 'Elegant Homes' in 2013/2014.

Approach

There are two allocated parking spaces located in the parking area at the side of the building. Main entrance at the side leads up to the first floor and the entrance door into number 35. Opens into;

Entrance Hall

With intercom access, two cupboards and doors off to;

Living Room

15'8" max x 11'10" max (4.80m max x 3.61m max)

Leads to open plan kitchen.

Kitchen

With integrated oven, hob and extractor, fridge and freezer.

Bedroom One

13'10" max x 10'9" max (4.24m max x 3.30m max)

With fitted wardrobes.

Bedroom Two

11'0" max x 10'2" max (3.36m max x 3.11m max)

With door leading into;

En-suite

7'10" max x 3'10" max (2.39m max x 1.17m max)

Fitted with shower, WC and wash basin.

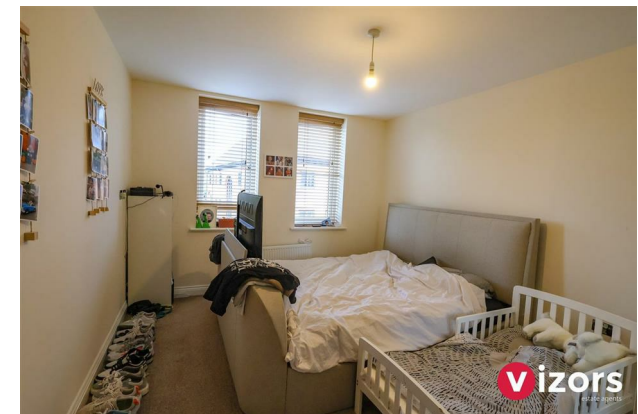
Bathroom

7'2" max x 5'9" max (2.19m max x 1.77m max)

Fitted with bath and shower over, WC and wash basin.

Outside

There are two allocated parking spaces in the parking area at the side of the building and communal gardens.

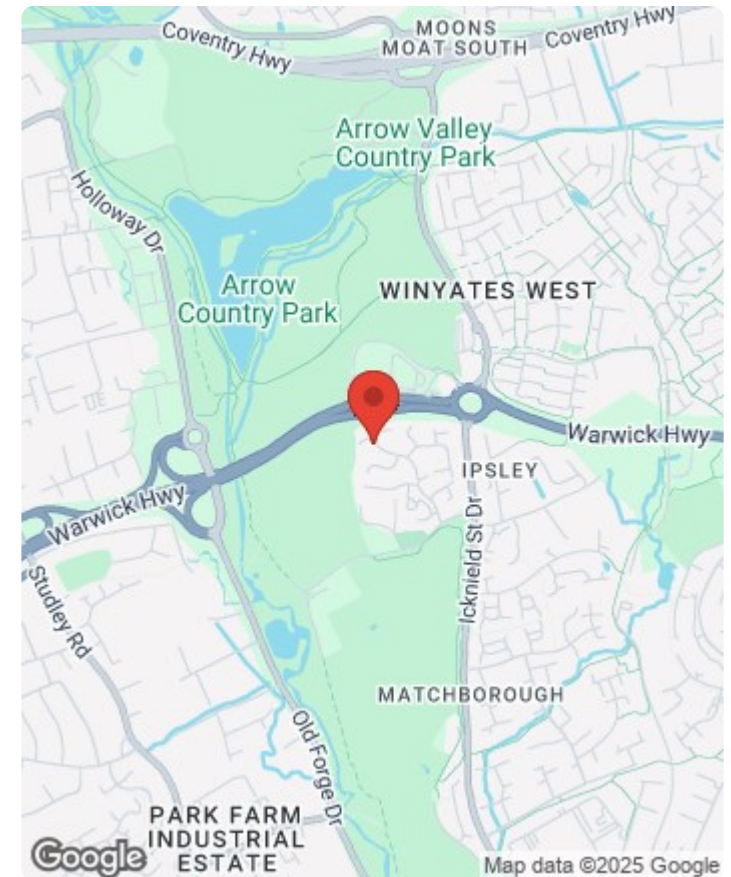


GROUND FLOOR 59.05 sq. m.
(635.61 sq. ft.)



TOTAL FLOOR AREA : 59.05 sq. m. (635.61 sq. ft.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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