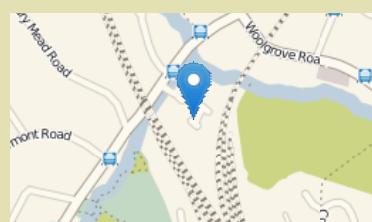


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Excellent Potential	Very environmentally friendly - lower CO ₂ emissions	Excellent Potential
(A to D)	(A to D)	(A to D)	(A to D)
(E to G)	(E to G)	(E to G)	(E to G)
(H to I)	(H to I)	(H to I)	(H to I)
(J to K)	(J to K)	(J to K)	(J to K)
(L to M)	(L to M)	(L to M)	(L to M)
(N to S)	(N to S)	(N to S)	(N to S)
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
England, Wales & N.Ireland	EU Directive 2010/31/EU	England, Wales & N.Ireland	EU Directive 2010/31/EU



Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given us a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.



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Two bedroom first floor flat with refitted kitchen situated in this popular development with parking and communal grounds within easy reach of the mainline station.

- Security entry phone
- Economy 7 electric heating
- Refitted kitchen

- Double glazed windows
- Spacious lounge with bay window
- Built in wardrobes

Ground Floor

Communal Entrance Hall Stairs to first floor landing

First Floor

Entrance Hall Airing cupboard housing hot water tank, electric storage heater. Security entry phone. Doors to Living, Bedroom and Bathroom

Living Room 16' 8" x 11' 6" (5.08m x 3.51m)

Double glazed window and double glazed walk in bay window to front aspect. Electric storage heater. Archway to Kitchen

Bathroom Suite comprising twin grip panel enclosed bath with mixer taps and shower attachment, tiled surround and bath side shower screen. Pedestal wash hand basin and low level w.c. Extractor fan, wall mounted Dimplex fan heater

Bedroom One 10' 7" x 8' 7" (3.23m x 2.62m)

Recessed double wardrobe with sliding mirror doors. Electric heater. Double glazed walk in bay window to rear aspect

Bedroom Two 7' x 8' 8" (2.13m x 2.64m)

Electric heater. Walk in bay window to rear aspect

Kitchen 9' 10" x 5' 9" (3.00m x 1.75m)

Fitted with stainless steel single drainer sink unit with cupboards under. Further range of matching base and eye level units providing roll top work surfaces with tiled splash back. Built in Indesit electric oven and hob with cooker hood over. Double glazed window to front aspect

Outside

Garden Communal gardens and plenty of parking