

**2 Bedroom(s), Apartment, Leasehold**

**Grangefield Court, Cantley.**



- 3D Virtual Tour Available
- No Chain
- Modern Bathroom Suite
- Allocated Car Parking Space and Ample Visitor Parking
- Sought After Location In Cantley

- Beautifully Presented First Floor Apartment
- Stylish Open Plan Kitchen Dining and Living Room
- Two Double Bedrooms
- Intercom System for Secure Entry

**£105,000**  
**Reduced**

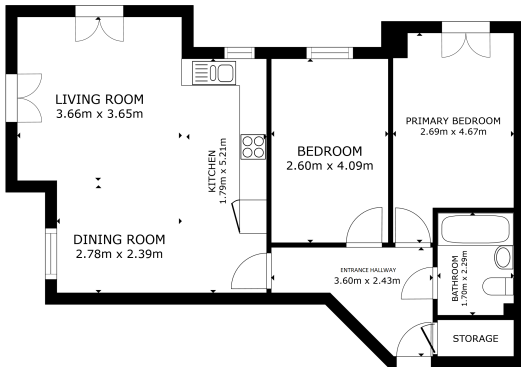
*Book your viewing today* Tel: 01302 247754

## Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... Welcome to Grangefield Court, where modern living meets convenience! This spacious, open-plan 2-bedroom flat offers the perfect blend of comfort and style. With ample room for relaxation and entertainment, the layout is designed to accommodate your lifestyle seamlessly. Located in a highly desirable area, Grangefield Court is exceptionally convenient, being just a stone's throw away from a Co-op, ensuring your daily essentials are always within easy reach. Whether it's grabbing groceries or popping out for a quick errand, everything you need is just moments away.

## First Floor Apartment

### Floor Plan



GROSS INTERNAL AREA  
FLOOR PLAN 95.2 sqm  
TOTAL: 95.1 sqm  
NOTES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## Open Plan Kitchen Dining and Living Room





*We make it happen.*

Tel: 01302 247754 Email: [info@thepropertyhive.co.uk](mailto:info@thepropertyhive.co.uk) Web: [www.thepropertyhive.co.uk](http://www.thepropertyhive.co.uk)

## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>80</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>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	