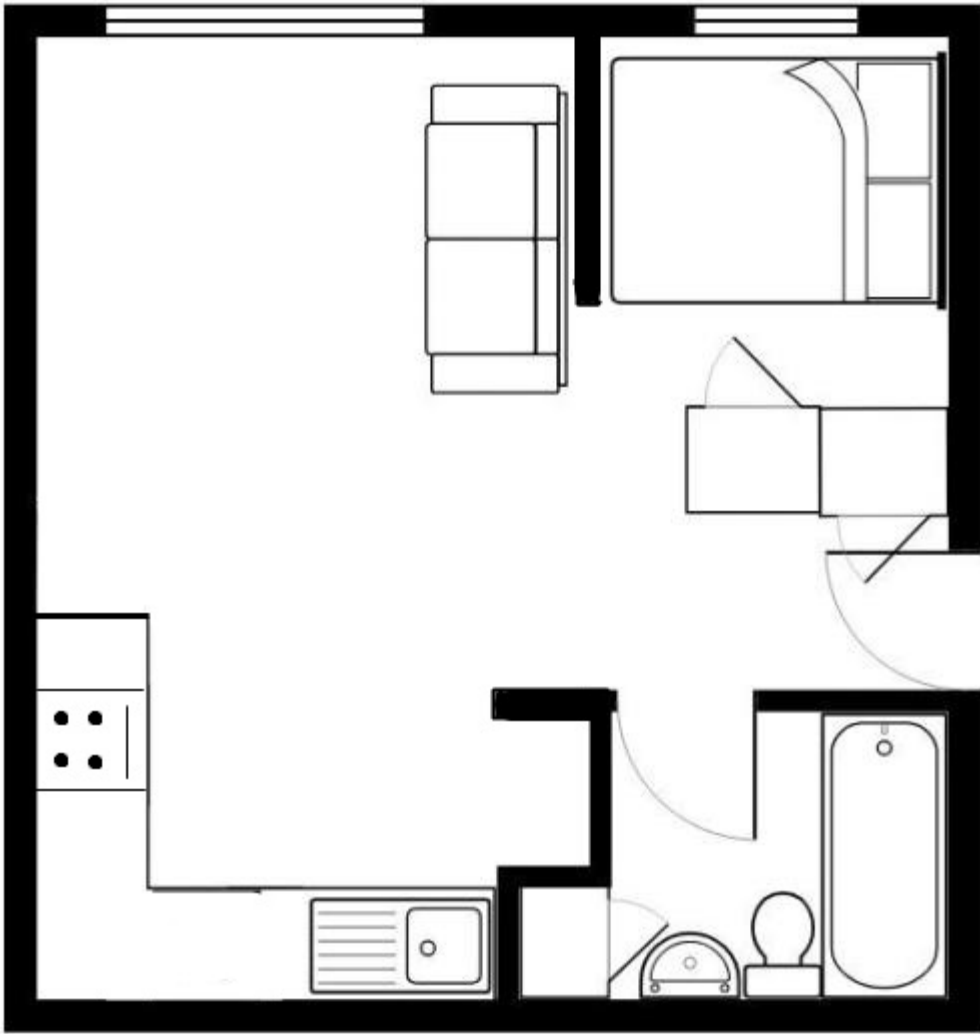




HUNTER  
LEAHY  
YOUR PROPERTY EXPERTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

All measurements are approximate and for display purposes only





This superb first floor studio apartment is located on the Western edge of town and is well placed for access to local shops, public transport links and nearby open countryside. Offered for sale with no onward chain, this property would make an ideal purchase for a first time buyer or a rewarding investment. Benefitting well maintained communal gardens and non allocated parking, the accommodation briefly comprises; Entrance Hall, Bathroom with shower over, Kitchen with built in oven and hob and freestanding fridge/freezer, Living and Sleeping Areas. Please call to arrange a viewing.



ROOM DESCRIPTIONS

**Entrance Hall**  
Entered via hardwood fire door. Useful storage cupboard. Doors to Bathroom and open plan Kitchen/Living Area.

**Open Plan Kitchen/Living Area**  
5.3m x 3.33m (17' 5" x 10' 11")

**Kitchen Area**  
Fitted with a range of base with roll edge worksurfaces over. Inset stainless steel sink and drainer with tiled splash backs and extractor. Built in electric oven and hob. Fridge/freezer. Vinyl floor covering.

**Living Area**  
Electric panel radiator. UPVC double bay window to front aspect. Half height wall separating Living and Bedroom Areas.

**Bedroom Area**  
2.0m x 2.0m (6' 7" x 6' 7")  
Built in wardrobe. UPVC double glazed window to front aspect.

**Bathroom**  
Partially tiled and fitted with a white suite comprising; panelled bath with electric shower and glazed screen over, pedestal wash basin and low level W.C. Vinyl floor covering. Airing cupboard housing hot water tank.

**Parking & Communal Gardens**  
Well tended communal gardens and non allocated parking.

**Tenure & Council Tax Band**  
Tenure: Leasehold. Balance of 999 years.  
Council Tax Band: A

**Management Fees**  
£710.00 per annum

