

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		B1	B1

EU Directive 2002/91/EC

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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**CHAIN FREE!!** This first floor apartment comprises of a new kitchen, bathroom and new boiler. This is a great flat for a First Time Buyer or investor to start or add to their portfolio.

- Chain free!!
- First floor Apartment
- New Bathroom
- New Kitchen
- Close To Town Centre
- Storage unit on Ground Floor

## Ground Floor

### Communal Entrance

Stairs to first floor, access to large storage cupboard.

### First Floor

#### Entrance Hall

Fire door leading into entrance hall. Laminate flooring, doors to rooms, Led lighting, two storage cupboards, one housing metres and fuse box, the second with slatted shelving within.

#### Living Room

Replacement UPVC double glazed window to rear, door to kitchen, radiator, telephone and TV points.

#### Kitchen

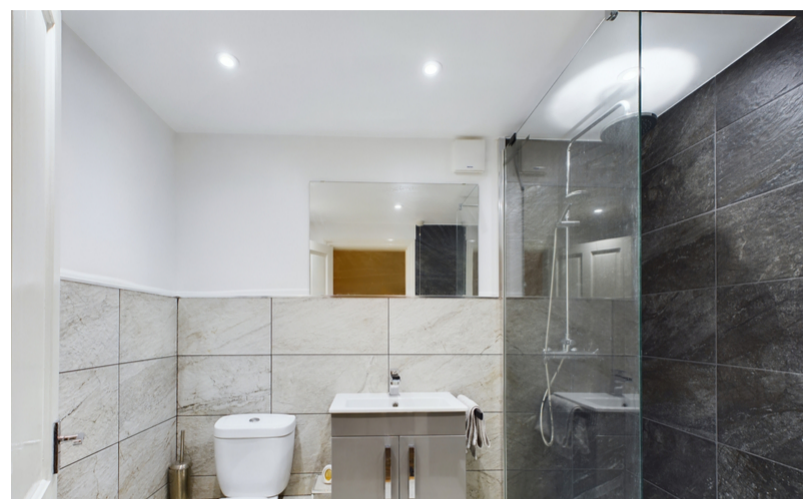
Refitted kitchen with roll edge work top and grey fronted kitchen cupboards above and below, integrated stainless steel electric oven with matching 4 burner gas hob over, further extractor fan above. Cupboards housing freezer, under work top fridge stainless steel single bowl sink unit with mixer tap over, ceramic wall and floor tiling, chrome Effect heated towel rail, UPVC double glazed, window to rear wall mounted gas boiler.

#### Bedroom

Replacement UPVC double glazed window to rear, radiator.

#### Bathroom

The bathroom has been refitted with a large walking glass screened shower cubicle with thermostatically controlled rainfall shower and further detachable handheld shower over, black ceramic wall tiling, stone ceramic floor tiling, white dual flush low level WC, ceramic wash hand basin inset within a vanity unit, below with waterfall style mixer tap over, sunken ceiling LED down lighters, extractor fan, chrome effect heated towel rail.



## Outside

### Outside

Extensive communal gardens overlooking parkland, ample communal parking. The property also comes with a small storage shed which is located on the ground floor of the block.

