

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
- £5000 CASHBACK ON COMPLETION CONDITIONS APPLY

**Offers in Region
of
£100,000
For Sale**

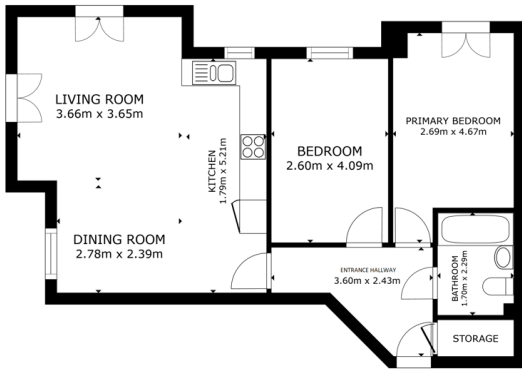
Book your viewing today Tel: 01302 247754

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



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN NO. 3, 01/17
TOTAL: 65.1 sq ft



Open Plan Kitchen Dining and Living Room



Bedroom



Bedroom



Bathroom



External

Property Information

Council Tax Band - B
 Utilities - Mains Electricity, Mains Water
 Water Meter - No
 Average Annual Electricity Bills -

Average Annual Water Bills -

Tenure - Leasehold

Solar Panels - No

Space Heating System - Electric storage heaters

Approximate Heating System Installation Date - New electric radiators

Feb. 24

Water Heating System - Electric immersion heated tank

Approximate Water Heating Installation Date - When built 2008

Boiler Location -

Approximate Electrical System Installation Date - When built 2008

Approximate Electrical System Test Date -

Fires/Heaters - None

Permanent Loft Ladder - N/A

Loft Insulation - N/A

Loft Boarded out - N/A

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

Front Aspect



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	