



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	75
(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	





Situated on the second floor is this two-bedroom apartment. Purpose-built in the 1980s with the balance of a 999-year lease. These properties are always popular and two-bedroom versions are rare in the market. Woodhill Views properties benefit by being within walking distance from the town centre as well as public transport links. The property briefly comprises; Entrance Hall, Living Room with far-reaching views, Kitchen, Bathroom and two bedrooms. Outside there is an allocated parking space and communal gardens.



## ROOM DESCRIPTIONS

### Communal Entrance

#### Apartment 26

#### Entrance Hall

Storage cupboard. Radiator and Vinyl flooring. Doors to all rooms.

#### Kitchen

Fitted with a range of wall and base units with square work surfaces and upstands over. Inset stainless steel sink and drainer with mixer tap. Built in oven, hob and extractor, washing machine and fridge. Cupboard housing 'Vaillant' combi boiler. Heated towel rail, vinyl flooring and UPVC double glazed window to rear.

#### Living Room

Radiator. Two UPVC double glazed windows.

#### Bedroom 1

Radiator. UPVC double glazed window.

#### Bedroom 2

Radiator. UPVC double glazed window.

#### Shower Room

Fully tiled and fitted with a white suite comprising; shower quadrant with thermostatic shower plus a range of vanity units with inset basin and concealed cistern low level W.C. Radiator, extractor and vinyl floor. UPVC double glazed window.

### Communal Gardens

#### Allocated Parking Space

#### Tenure & Council Tax Band

Tenure - Leasehold

Council Tax Band