



Asking Price: £94,950

- Two Bedroom First Floor Apartment
- Fully Modernised Throughout
- No Forward Chain
- A Must See Property
- popular And Sought After Residential Area
- Bathroom And Ensuite Facility To Master Bedroom
- Ideal First Time Purchase Or Investment Opportunity



Main Entrance Communal Hallway

Entered via glazed double doors with matching glazed side panels with security intercom system, staircase then giving access to all floors.

First Floor Landing**Entrance Hallway**

Entered via front door to a good size hallway with two built in storage cupboard spaces, wall mounted telephone security door entry system and doors to:-

Lounge

A spacious light and airy room with solid oak wood flooring, coving, feature pebble effect inset gas fire within marble fire surround and matching hearth, two double glazed windows to front aspect and double glazed door leading to balcony area.

Kitchen

A well presented and fully fitted modern kitchen with a good selection of matching base and wall units in high gloss white with colour coordinated marble work surface space and preparation area and matching breakfast bar, built in fan assisted electric oven, four ring gas hob and extractor canopy over, part tiled walls, tile effect cushion flooring, built in storage cupboard space, spot lighting, wine rack, double glazed window to rear aspect and door to:-

Utility Room

Accessed from kitchen via half glazed door, preparation area and work surface space incorporating single drainer stainless steel sink unit with hot and cold mixer taps over, continued tile effect cushion flooring, plumbing for automatic washing machine, part tiled walls, space for fridge/freezer, double glazed window to rear aspect, built in storage cupboard space and double glazed door back to main first floor landing area.

Bedroom One

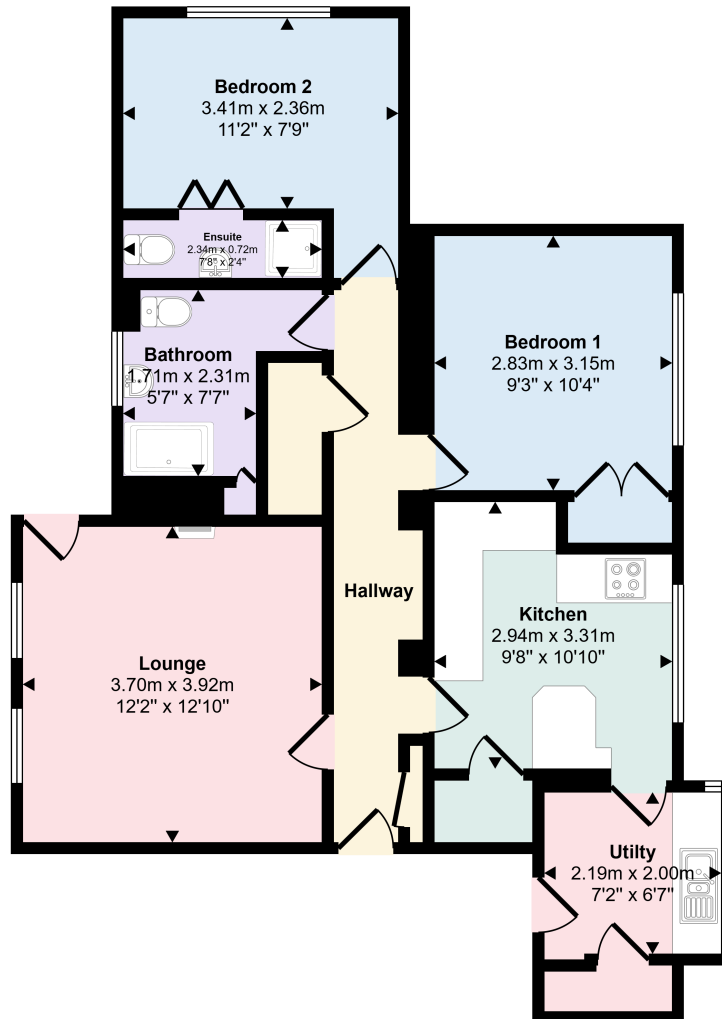
With medium oak effect laminate flooring, ceiling fan light, double glazed window to side aspect and door to:-

Ensuite Shower

A three piece suite comprising walk in glazed shower cubicle housing electric shower, vanity wash hand basin, low level W.C., laminate flooring and Respatex walls.



Approx Gross Internal Area
69 sq m / 747 sq ft



Floorplan

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

