



74 Swan Way, Church Crookham, Fleet GU51 5TT

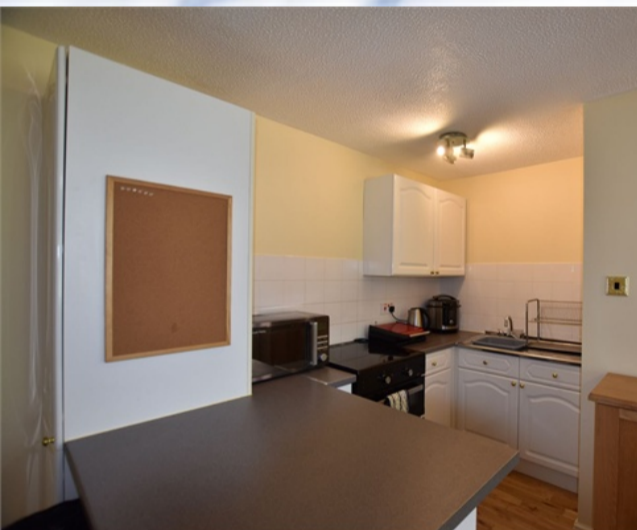
£950 pcm

### Property Summary

A one bed, ground floor maisonette which has recently been refurbished to a high standard. The flat is available immediately and unfurnished

### Features

- LIVING ROOM
- KITCHEN
- DOUBLE BEDROOM
- RE-FITTED SHOWER ROOM
- UPVC WINDOWS
- PARKING





## Room Descriptions

### Ground Floor

#### Living Room

17' 2" x 11' 9" (5.24m x 3.57m) Enter via covered porch through composite front door into living room with UPVC window with front aspect, real wood floor, TV point, electric heater

#### Kitchen

7' x 5' (2.14m x 1.53m) Wall mounted cupboard, work surface with drawer and cupboards under, stainless steel sink with drainer and mixer tap, real wood floor, larder cupboard, breakfast bar, electric cooker, fridge/freezer, washing machine

#### Bedroom

10' 11" x 9' 8" (3.32m x 2.94m) UPVC window with front aspect, real wood floor, electric radiator, door to airing cupboard with hot water tank and shelving

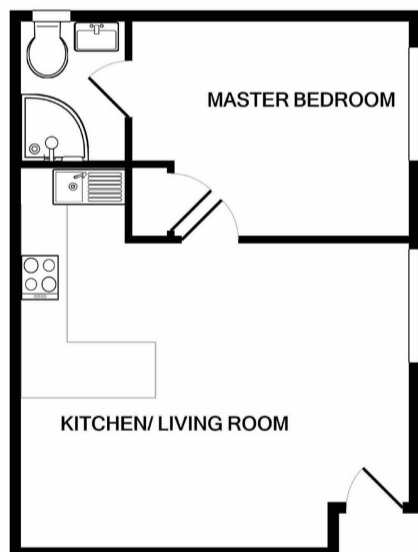
#### Re-fitted Shower Room

Fully tiled shower room with frosted UPVC window with side aspect, shower cubicle with power shower, WC with push button flush, wash basin with mixer tap, cupboard under and illuminated mirror over, electric towel radiator, wood laminate flooring

### OUTSIDE

#### Parking

Communal parking area



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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | <b>81</b> |
| (69-80)                                     | <b>C</b> | <b>68</b>               |           |
| (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 |          |                         |           |
| <b>England, Scotland &amp; Wales</b>        |          | EU Directive 2002/91/EC |           |