



TOTAL APPROX. FLOOR AREA 675 SQ.FT. (62.8 SQ.M.)

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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**£135,000**



## Ground Floor

### Communal Entrance Hall

Communal door to front, door to flat

### Hallway

Intercom, electric storage heater, doors to:

### Kitchen

13' 3" x 6' 9" (4.04m x 2.06m)

Range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap and drainer, space for washing machine, dishwasher, cooker with extractor over and fridge/freezer, tiled splash back, breakfast bar, double glazed window to front

### Lounge/Diner

18' 9" x 11' 3" (5.72m x 3.43m)

Two electric storage heaters, fireplace, TV and telephone points, two double glazed window to front

### Bedroom One

14' 6" x 9' 6" (4.42m x 2.90m)

Electric storage heater, TV and telephone points, two dual aspect double glazed windows

### Bedroom Two

11' 4" x 9' 5" (3.45m x 2.87m)

Electric storage heater, telephone point, double glazed window to rear

### Bathroom

Three piece suite comprising panel enclosed bath with shower over, low level w.c., pedestal wash hand basin with tiled splash back, fan heater, door to airing cupboard housing water tank, double glazed window to side

## Outside

### Rear Garden

Accessed from rear of communal hall. Enclosed garden with patio area, pond and lawn, hard standing for shed, brick built store cupboard



## A large two double bedroom flat situated in a purpose built development in the sought after village of Offley.

- \* Larger Corner Plot
- \* Own Rear Garden
- \* Modern Kitchen
- \* Double Glazed Windows
- \* Village Location
- \* Two Double Bedrooms