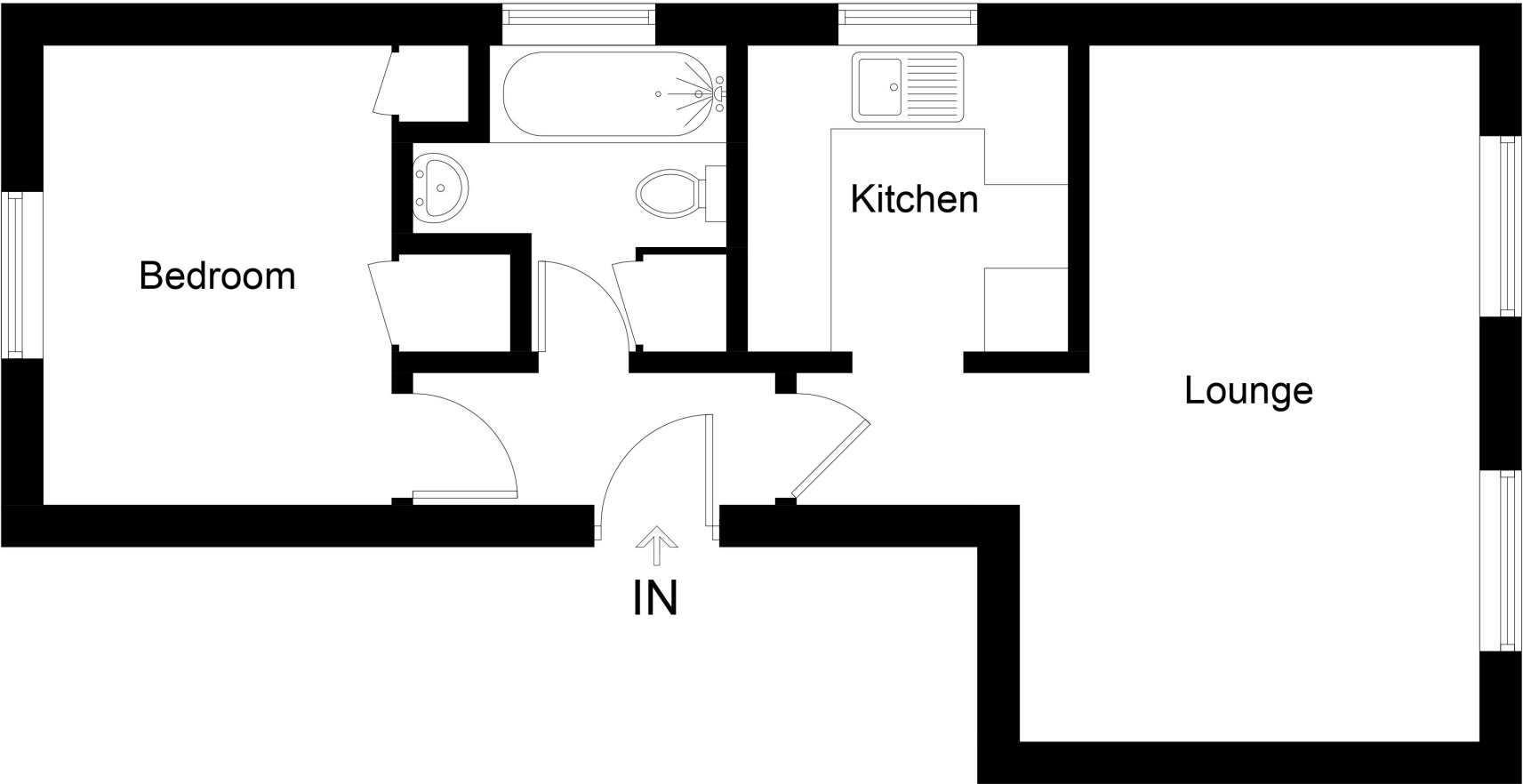




**Flat 9, Silver Court**

Approximate Gross Internal Area = 39.7 sq m / 427 sq ft



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>	<b>74</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>54</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		

For illustrative purposes only. Not to scale. ID1179682  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor Plan Produced by EPC Provision





This desirable ground floor apartment is sure to create a lot of interest. The well presented property has been newly decorated and recarpeted throughout and would make an purchase for first time buyer or landlord. Located a short level walk to the town centre, the property is ideally placed for access to the shops, amenities and public transport routes. Benefiting from delightful communal gardens and unallocated parking, the well balanced accommodation briefly comprises; Entrance Hall, dual aspect Living Room, Kitchen, Double Bedroom and Bathroom. No onward chain.



ROOM DESCRIPTIONS

**Communal Entrance**  
Entered via glazed hardwood door. First door on left No 9.

**Apartment 9**

**Entrance Hall**  
Entered via UPVC door. Electric panel radiator. Door to Kitchen and Living Room and doors to Bedroom and Bathroom.

**Living Room**  
16' 5" x 10' 9" max (5.00m x 3.28m max)  
Electric panel radiator. Two UPVC double glazed windows to rear aspect.

**Kitchen**  
7' 6" x 7' 0" (2.29m x 2.13m)  
Fitted with a range of wall and base units with square edge work surfaces over. Inset stainless steel sink and drainer with mixer tap and tiled splash backs. Built in electric and hob, spaces for upright fridge/freezer and washing machine. Wood effect vinyl flooring. UPVC double glazed window to front.

**Double Bedroom**  
10' 9" x 8' 1" (3.28m x 2.46m)  
Two built in storage cupboards. Electric panel radiator. UPVC double glazed window to side.

**Bathroom**  
Tiled and fitted with a white suite comprising; panelled bath with mixer tap, shower attachment and glazed screen over, pedestal wash basin and low level W.C. Airing cupboard housing immersion tank. Vinyl flooring. UPVC double glazed window to front.

**Communal Gardens & Parking**  
Well maintained lawns planted with a variety of shrubs. Ample unallocated parking spaces.

**Management Fees**  
Management & Ground Rent: £210.00 quarterly

**Tenure & Council Tax Band**  
Tenure: Leasehold  
Council Tax Band: B

