



Energy Efficiency Rating	
Potential	Current
80	79
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+) Very energy efficient - lower running costs B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	



Description

A beautiful, very well presented and modernised studio apartment situated in a convenient location in close proximity to the Old town and mainline station. Recently updated lease, A turn key property! Ideal first time purchase!!!!



BATHROOM:

Fully modernised bathroom:

- Mira 10KWh Double Electric Shower.
- Electric underfloor heating with touchscreen thermostats.
- Porcelain tiles & real stones in shower bay.
- Floating sink unit.
- New plumbing pipes from stopcock to through the flat.
- Intelligent extraction fan – Humidity sensors.
- Heated mirror with light – motion sensed
- Hidden stop-cock behind tile pannels.
- Heated towel rail.



KITCHEN:

Fully fitted modern integrated kitchen:

- All white goods included: AEG Washer/Dryer, Hotpoint Dishwasher, AEG Induction hob with wireless integrated AEG hood, AEG Fridge & Freezer, AEG steam fan oven, AEG Microwave & grill.
- Under sink water heater – 15L
- Porcelain tile flooring.
- Electric underfloor heating with touchscreen thermostats.
- Brita 3 way filtered water tap.
- Water softener.
- All kill switches are hidden in the top cupboard.

