



- \* Book A Viewing Online Now;  
Visit [www.logicstates.co.uk](http://www.logicstates.co.uk)
- \* Two Bedroom Second Floor Flat
  - \* Communal Garden
  - \* Off-Road Parking
  - \* En-Suite





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Accommodation Comprises Of;

13'1" x 9'7" - Double Bedroom With En-Suite  
12'2" x 7'4" - Double Bedroom  
7'3" x 6'1" - Fitted Bathroom  
22'5" x 13'7" - Open Plan Kitchen With Fitted Units / Living Room, Dual Aspect With Bay Window

Exterior:  
Communal Garden  
Off-Road Parking

To View Call Logic.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.