





- \* Two Bedroom Ground Floor Flat
- \* No chain
- \* Adapted for Disabled Access
- \* Double Glazed
- \* Gas Centrally Heated





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>	55	62
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales 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>	49	57
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

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Two bedroom ground floor flat available with no chain. This property has been adapted for disabled access with wheel chair lift allowing access to front door.

Accommodation briefly comprises of:

Entrance hall - 14'2" x 3'2"  
 Lounge - 14'3" x 11'1"  
 Bathroom - 10'0" x 9'7"  
 Kitchen - 10'0" x 9'2"  
 Bedroom one - 10'7" x 10'5"  
 Bedroom two - 12'3" x 11'0"

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.