



- * Two Bedroom Apartment
- * City Centre Location
- * Double Glazed
- * Open Plan Lounge / Kitchen / Diner





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	81
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	75	76
England, Scotland & Wales EU Directive 2002/91/EC		

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Two bedroom city centre apartment. Finished to a high standard throughout. The property offers open plan living through the lounge / kitchen / diner. This property is also an ideal investment opportunity.

Accommodation briefly comprises of:

Entrance hall

Lounge / kitchen / dining room - 19'4 x 11'2

Bedroom one - 10'2 x 9'6

Bedroom two - 9'8 x 9'7

Bathroom - 8'9 x 8'7

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.