



- * Two Bedroom City Centre Apartment
- * Excellent Transport Links and Local Amenities
- * Balcony with Views of City Centre
- * Modern Finish Throughout





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	66	64
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

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Two bedroom apartment ideal city centre location with views of the city centre. Recently refurbished and presented to a high standard throughout.

Accommodation briefly comprises of:

Entrance hall
 Lounge - 14'6 x 11'2
 Kitchen - 11'2 x 11'5
 Balcony
 Bedroom one with ensuite - 9'2 x 11'5
 Bedroom two - 11'5 x 9'0
 Bathroom - 9'8 x 9'7

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.