



- * Two Bedroom Top Floor Apartment
- * Open Plan Lounge and Kitchen
- * Integrated Kitchen Appliances
 - * En Suite
- * Off Road Parking
- * Double Glazed





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	81	83
(55-68) D		
(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	80	81
(55-68) D		
(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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A two bedroom top floor flat featuring an en suite and a balcony. Property also features a communal entrance hall with storage cupboard and benefits from an open plan kitchen and lounge with the kitchen having integrated appliances. One parking space is also allocated to the property.

Accommodation briefly comprises of:

Entrance Hall - 7'6" x 13'4"
 Open Plan Lounge and Kitchen - 24'6" x 15'4"
 Bedroom One - 10 x 9'2"
 Bedroom Two - 14'6" x 9'2"
 En Suite - 7'2" x 4'6"
 Bathroom - 6'3" x 6'5"

Sellers Comment:

" A great home for us, we absolutely loved our morning coffee on the balcony"

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