



 **2**  
Bedrooms

 **1**  
Bathroom



First Floor Apartment  
Ideal Investment  
Desirable Layout  
Two Double Bedrooms  
Good Sized Lounge Diner  
Neutral Decor Throughout  
Immaculately Maintained  
Allocated Parking  
EPC Rating B

This superb two bedroom first floor apartment is now available to the market offering no chain and great value for money. With a desirable layout, this property differs from many others in the area.

There is a good sized entrance hall with double windows allowing for lots of daylight, a good sized lounge diner with Juliet balcony and double windows, separate kitchen, bathroom and two double bedrooms with a balcony and fitted wardrobes to the main bedroom also.

This has been immaculately maintained by the current owners with neutral decor throughout offering an ideal opportunity for any investor or first time buyer.

Other benefits to note are UPVC double glazed windows, gas fired central heating, secure entry and allocated parking.

The property is ideally situated for access to local schools including the very popular St Peter and St Paul CofE Primary School, play areas, an abundance of shopping facilities and nearby links to the M180.

Entrance Hall Door to front, two windows to rear, two fitted storage cupboards, doors to two bedrooms, bathroom and lounge diner.

Lounge/Diner Juliet balcony and two windows to front, television point, open archway to the kitchen.

Kitchen Window to rear, range of wall and base units with complementary work surfaces and tiled splash backs, one and a half sink and drainer, four ring gas hob and fitted extractor, space and plumbing for white goods.

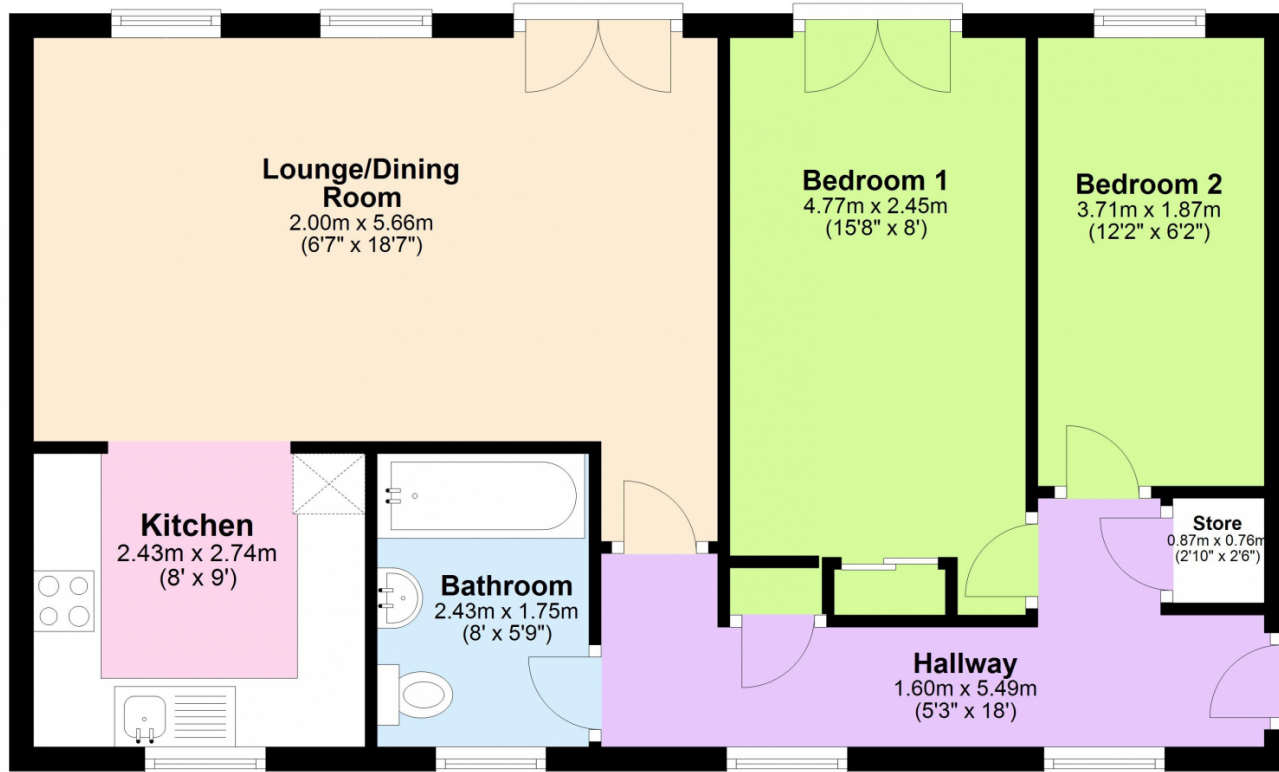
Bedroom 1 Juliet balcony to front, full height fitted wardrobe.

Bedroom 2 Window to front.

Bathroom Window to rear, three piece suite comprising:- panel enclosed bath with mixer shower over, low flush w, c pedestal ash basin.

## First Floor

Approx. 52.0 sq. metres (559.8 sq. feet)



Total area: approx. 52.0 sq. metres (559.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	83	83
(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		
England, Scotland & Wales		EU Directive 2002/91/EC

