



1

Bedroom



1

Bathroom



We are pleased to offer for sale this Manhattan style studio apartment located in Scottwell Drive. The property boasts a separate sleeping area with fitted wardrobes, a large spacious lounge, modern fully fitted kitchen, a fully tiled shower room, additional storage space, electric heating and double glazing.

Located on the first floor of a purpose built block in Scottwell Drive, residents benefit from permit controlled parking, well kept communal gardens and security intercom system.

Offered chain free the property is ideal for first time buyers and rental investors alike.

**Entrance Hall** *1.80m x 1.20m (5.91ft x 3.94ft)*

Front door leading to hallway with laminate flooring, storage cupboard

**Reception Room** *4.80m x 2.80m (15.75ft x 9.19ft)*

Bay Window, laminate flooring, opening to bedroom

**Bedroom** *2.70m x 2.60m (8.86ft x 8.53ft)*

Laminate flooring, fitted wardrobe, opening to kitchen

**Kitchen** *2.60m x 1.40m (8.53ft x 4.59ft)*

Window, laminate flooring, range of base and wall units, single sink and drainer, electric hob, integrated electric oven

**Shower Room** *2.30m x 1.60m (7.55ft x 5.25ft)*

Tiled walls and floor, shower cubicle with electric power shower, low flush wc, hand basin

**Parking**

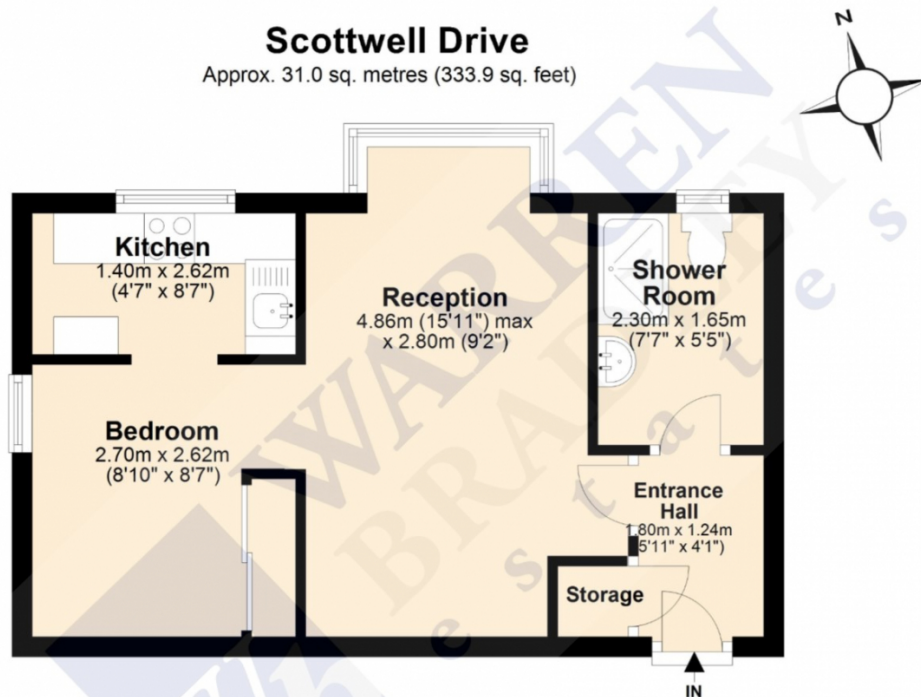
Residents permitted controlled parking

**Leasehold**

In the region of 170 years unexpired terms (As advised by the vendor)

**Service Charge/Ground Rent**

In the region of £1000.00 P/A (As advised by the vendor)



Total area: approx. 31.0 sq. metres (333.9 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.  
Plan produced using PlanUp.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85   B    |
| 69-80 | C             | 72   c  |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

