



**Tannerbrook Close, Clayton,
Offers In The Region Of £52,500**

**** FIRST FLOOR APARTMENT ** GOOD CONDITION THROUGHOUT ** CUL-DE-SAC LOCATION **
* TWO BEDROOMS * ALLOCATED PARKING * NO ONWARD CHAIN ***

Situated close to the popular village of Clayton and a short distance from St Anthony's primary school, is this two bedroom first floor apartment.

Of probable appeal to first time buyers, downsizers and investors, the property enjoys allocated parking and communal garden. The accommodation briefly comprises entrance, kitchen, lounge, two bedrooms and bathroom. This apartment is Leasehold £86 P/A ground rent & £60 PM service charge



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Entrance Hall

With store cupboard and access to part boarded loft.



Kitchen

10'3" x 5'3" (3.12m x 1.60m)

Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven, four ring gas hob, plumbing for auto washer, dishwasher, boiler.



Lounge

16'1" x 10'1" (4.90m x 3.07m)

With radiator.



Bedroom One

12'7" max x 10'2" (3.84m max x 3.10m)

With built in wardrobe and radiator.

Bedroom Two

9'2" x 7'9" (2.79m x 2.36m)

With radiator.



Bathroom

Comprising bath with mixer shower over, wash basin, extractor fan, heated towel radiator, tiled walls.



Exterior

To the outside there is a communal garden and allocated parking.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 0.7 miles, turn left onto Baldwin Ln, at the roundabout proceed straight ahead, after 1.2 miles at the roundabout continue straight ahead onto Bradford Rd, after 0.6 miles turn right onto Terrington Crest, left onto Tannerbrook Close and the property will shortly be found displayed via our For Sale board.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

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