





Hiltons Estates is pleased to present this Stunning Top floor 1 bedroom flat with lift access. The well sized kitchen leads to a spacious living room and a balcony. The property comes with 1 double bedroom and a spacious bathroom. There is allocated secure gated parking and access to a rooftop garden and communal gardens!!! Close to local amenities, shops, schools, places of worship and transport links it offers comfort in a central location. Long lease 994 years remaining. This property is a Brilliant Opportunity for First Time Buyers, Commuters and INVESTORS!!! Book your viewings now!! Highly Recommended! Not to be missed!

Stunning Top floor 1 bedroom flat with lift access!

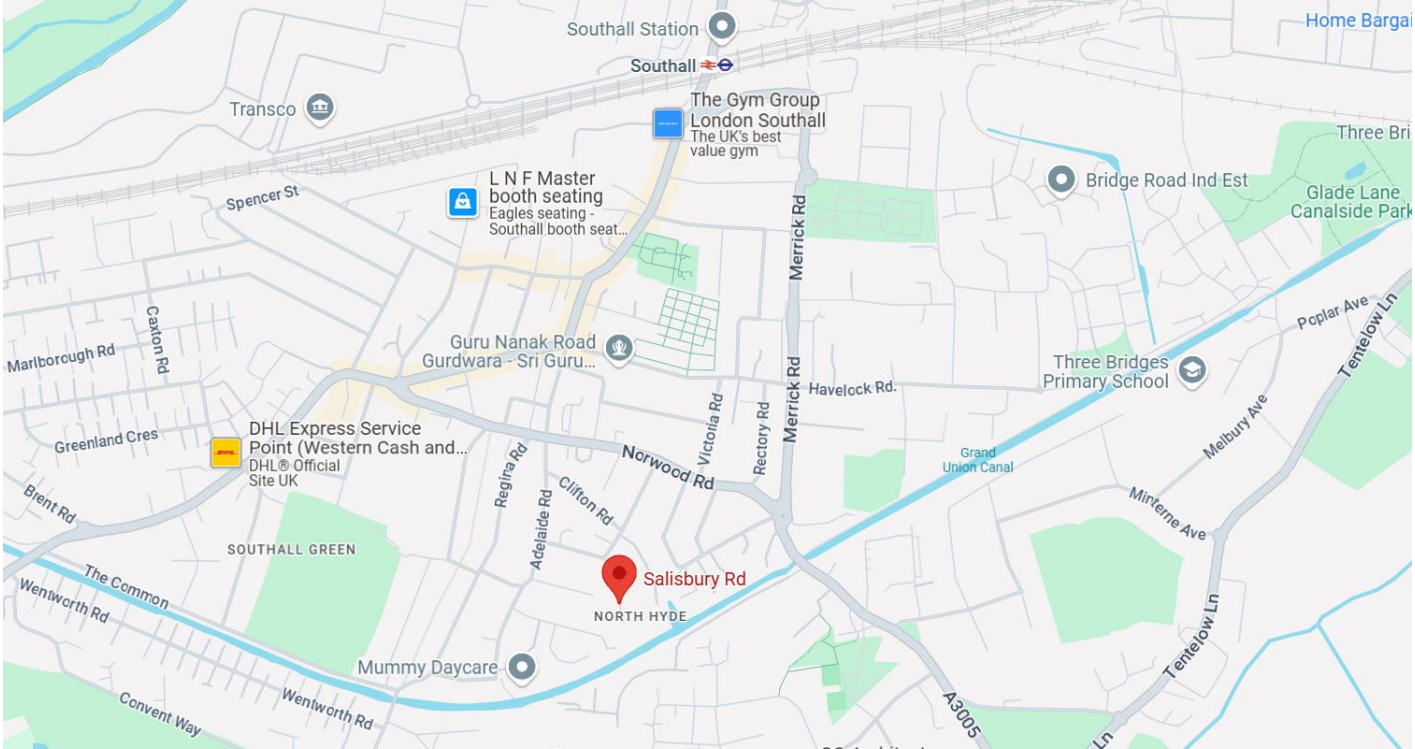
Balcony, Secure Allocated Parking and Long lease 994 years!

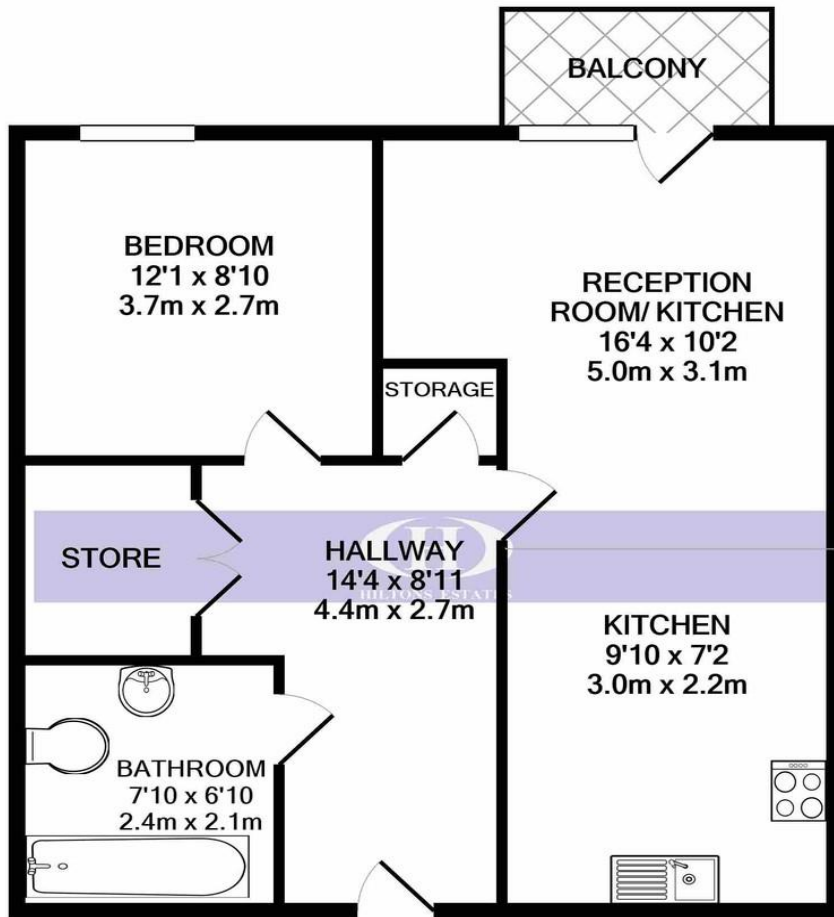
Walking distance to local amenities, shops, schools, places of worship and transport links!

Brilliant Opportunity for First Time Buyers, Commuters and INVESTORS!!!

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TOTAL APPROX. FLOOR AREA 593 SQ.FT. (55.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.