



## 4 The Towers, Station Road NN14 2RS

- 2 Bedrooms
- Ground Floor
- Parking
- Near to Town

PRICE  
**£695**  
PCM

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S I M & N  
C O.   
ESTATE AGENTS

\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE \*\* Modern GROUND FLOOR two bedroom apartment with parking. Electric heating and double glazed. Entrance Hall, good size lounge/dining room with circular Bay. Kitchen with built in oven and hob. Two double bedroom and Bathroom Outside there is allocated parking. Ideally located close to shops and town centre.

## Side Entrance Hall

Panelled door to Communal Hallway and further door to apartment

## Apartment Hallway

Having intercom system, laminated wood block style flooring, panelled doors to Two Bedrooms and good size Lounge/Dining Room, power point

## Lounge/Dining Room

20'4" x 14'10" (6.22m x 4.54m )

Having laminated wood block style flooring, three double glazed sash style windows to front, two electric heater panels, further panelled doors to boiler cupboard, Bathroom and Kitchen

## Kitchen

9'3" x 8'10" (2.84m x 2.7m )

Having high and base level cupboard units with drawer space, work tops

having tiled surrounds, oven, hob and extractor, appliance space to include plumbing for automatic washing machine, space for tall fridge/freezer, inset sink unit with mixer tap, double glazed window to rear (carpark area) tiled floor

## Bedroom One

9'2" x 8'10" (2.8m x 2.7m )

Having two double glazed windows to front and wall mounted electric heater

## Bedroom Two

10'1" x 8'6" (3.08m x 2.6m )

Having double glazed window to rear and wall mounted electric heater

## Bathroom

Comprising pedestal wash hand basin, close coupled Wc and panelled bath with shower screen, mixer tap including

shower, tiled surrounds, opaque double glazed window to rear, tiled floor ad wall mounted dimplex heater

## Outside Parking

The property offers the benefit of residence only off road parking space



Energy Efficiency 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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.

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