



EMMA  
HATTON  
LTD

Stuart House, Olive Shapley Avenue, Asking Price Of £265,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	80   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

- Attractive purpose built aptment
- 2nd Floor
- Two double bedrooms
- Lounge with French doors to Juliet Balcony
- Ensuite shower room
- Main Bathroom
- Fitted kitchen
- Double glazed windows



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**BEDROOM TWO:**  
9ft 2in x 8ft 5in Double glazed window to rear aspect. Single radiator.

**BATHROOM:**  
7ft 8in x 7ft Three-piece White bathroom, suite with shower attachment over, low-level WC, pedestal wash, handbasin, double radiator. Fully tiled to ceiling level.

**OUTSIDE:**  
Allocated off-road parking, communal gardens.

## Property Description

**ENTRANCE HALLWAY:**  
Built-in storage cupboard, telephone intercom, alarm panel, central heating thermostat. Second storage cupboard.

**LOUNGE:**  
12ft 9 x 14ft 5in Double glazed French doors to Juliet balcony to rear aspect. Double glazed window to side, aspect, radiator, double radiator. Door to kitchen.

**KITCHEN:**  
7ft 9in x 9ft 9in Fitted with eye level wall units, base units and drawers with Roll edge worksurfaces over. Built-in electric oven with gas hob above. Wall mounted Worcester boiler. Space for dishwasher, space for fridge freezer. Double radiator, double glazed window to side aspect.

**BEDROOM ONE:**  
14ft 5in 10ft 3in Double glazed French doors to Juliet balcony at the rear. Double radiator. Door to ensuite shower room.

**ENSUITE SHOWER ROOM:**  
Fully tiled shower cubicle, wall mounted wash basin and low-level WC. Fully tiled to ceiling level. Double radiator.