







Hiltons Estates presents to the market this Newly Refurbished and Spacious 2 bedroom apartment on the first floor with a Long Lease. Close to local amenities and transport links it offers comfort within a central location. The property comprises of open-plan reception and kitchen specified highly, spacious hallway, family bathroom and large bedrooms with Ensuite within master-room. Also benefitting from balcony, storage room, communal garden and secure parking facility. Brilliant Opportunity for First-time Buyers, Commuters and INVESTORS!! Book your viewings now!! Must see! Not to be missed! Lease- 113years / Service Charge- £1400pa / Ground Rent- £400pa.

Spacious 2 bedroom flat on the first floor

Long Lease of 113years, allocated parking space!

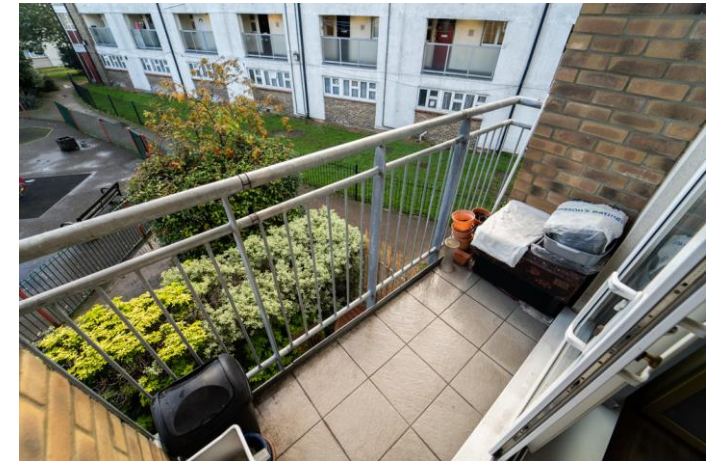
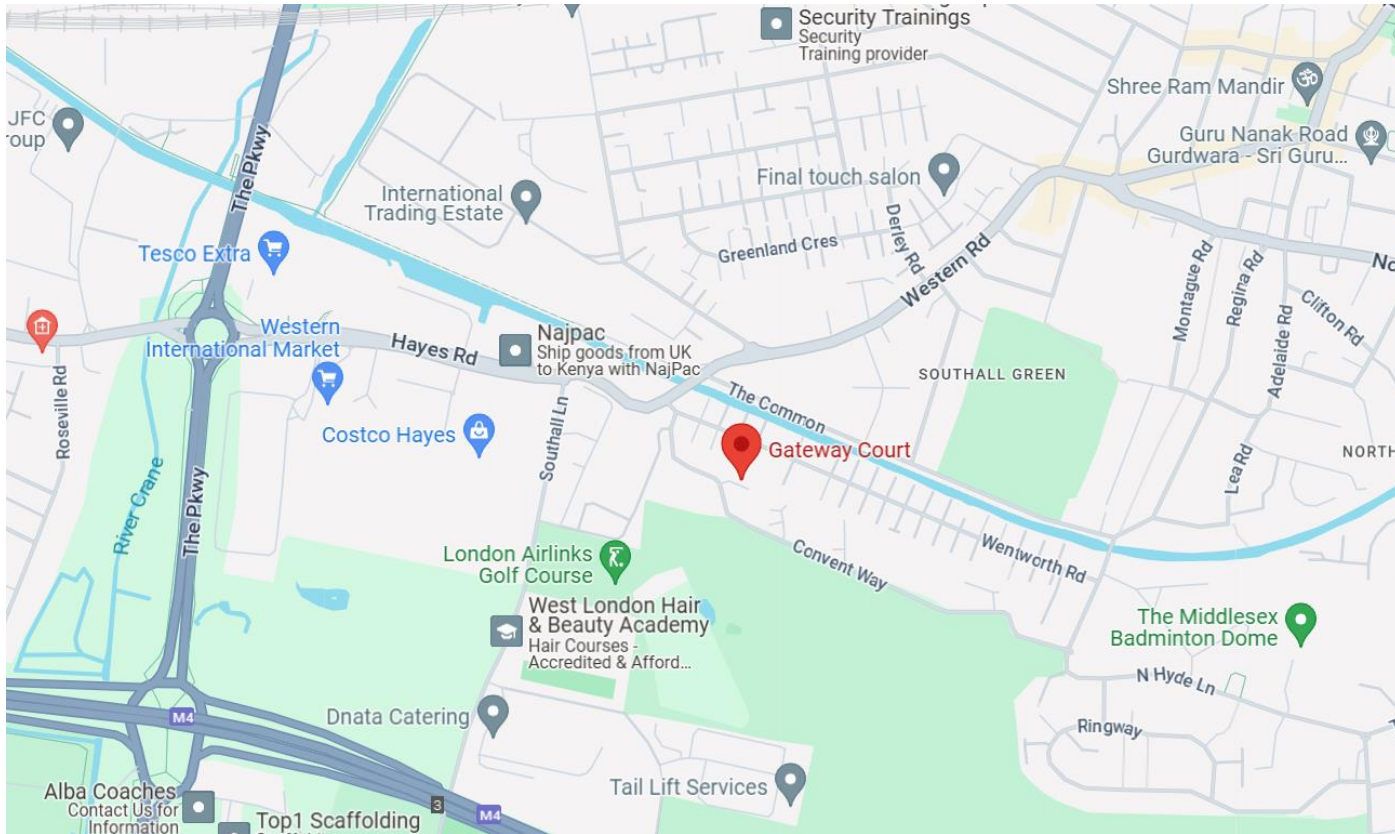
Newly Refurbished!

Brilliant Opportunity for First-time Buyers, Commuters and INVESTORS!

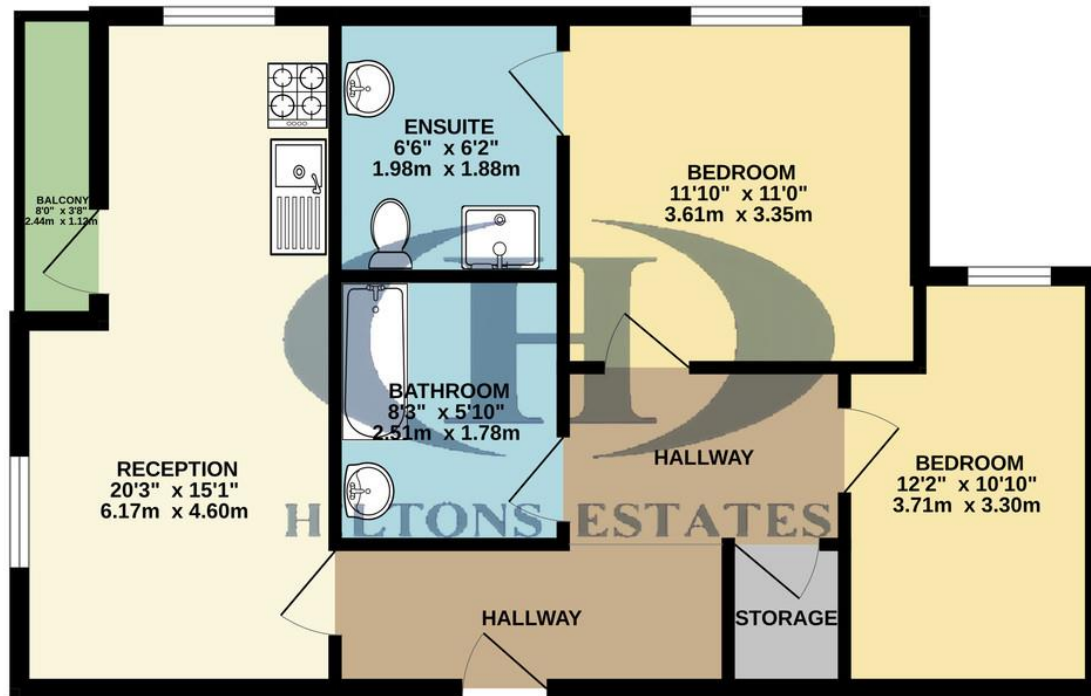
Ample Storage and Balcony Facility







GROUND FLOOR  
764 sq.ft. (71.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 764 sq.ft. (71.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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.