





This lovely two bedroom apartment located on the first floor is designed with full height windows creating a light and airy feel to your new home. The bathroom benefits from a large full width mirror and tiling. Kitchen gloss units colouring of 'Woodbury Basalt' alongside integrated appliances of a dishwasher, gas cooker, oven and extractor fan with tiled flooring.

Elsewhere throughout the apartment; carpeting is included, spotlights are included in the main bedroom, bathroom, kitchen and living area with the additional feature of dimmable switches in the living area and main bedroom.

Finally, a highlight is the additional outdoor spaces of a large balcony which has the desirable aspect of facing South-West and also a bedroom that has it's own private balcony overlooking an attractive courtyard.

Two double bedroom first floor apartment

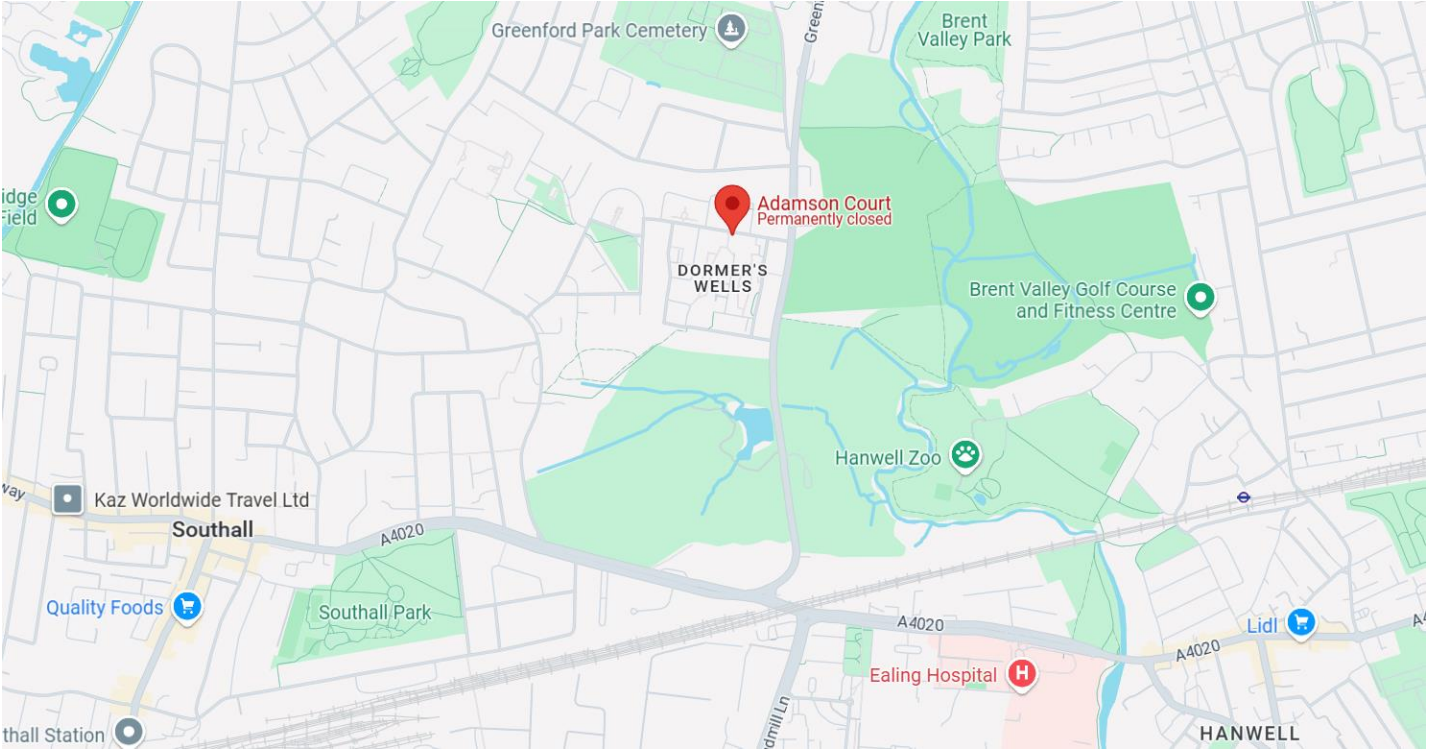
Two private balconies with main balcony South West facing

Chain free sale

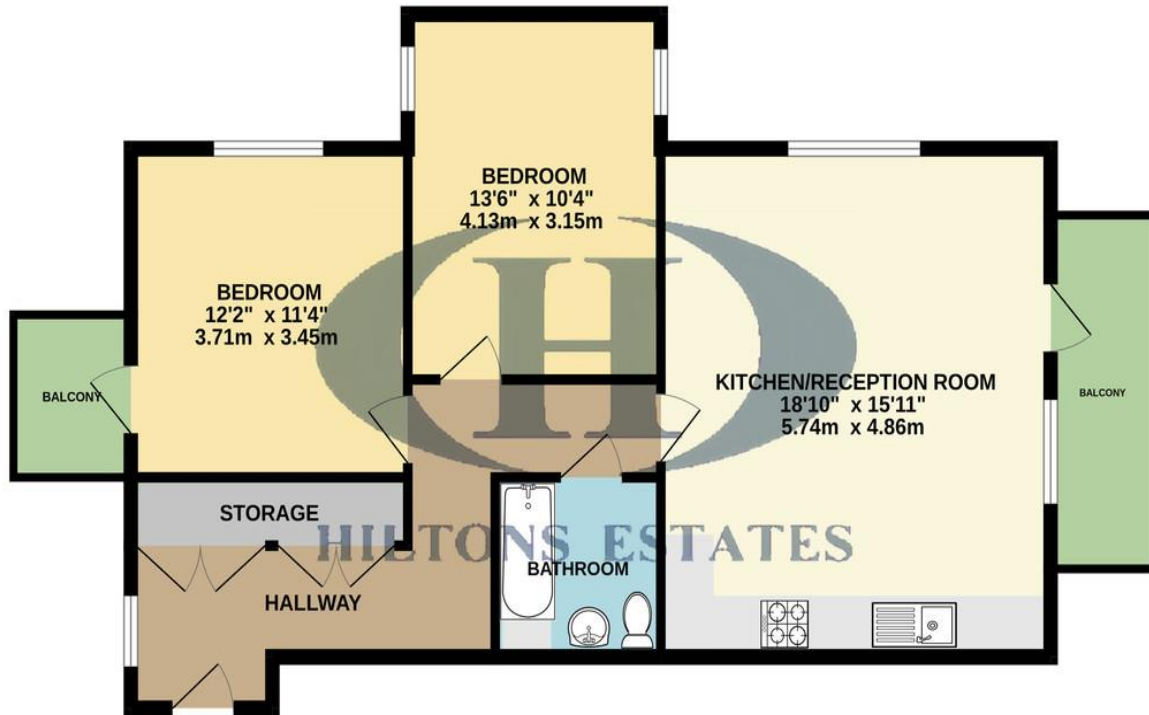
Lift access and bike store

Immaculate condition throughout





GROUND FLOOR
818 sq.ft. (76.0 sq.m.) approx.



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

TOTAL FLOOR AREA : 818 sq.ft. (76.0 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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