



## Alban Court, 45 Roe Green Lane

£280,000 Share of Freehold

GROUND FLOOR FLAT • TWO DOUBLE BEDROOMS • MODERN FITTED KITCHEN • RECEPTION ROOM WITH BAY WINDOW  
• MAIN BEDROOM WITH EN SUITE • DOUBLE SECOND BEDROOM • MODERN BATHROOM • GAS RADIATOR CENTRAL  
HEATING • SHARED FREEHOLD • EPC RATING - B

**KINGS**  
SALES LETTINGS MANAGEMENT



Approximate total area<sup>1)</sup>  
528.5 ft<sup>2</sup>  
49.1 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

