





- Two Bedrooms
- Cul-De-Sac
- Council Tax Band *C*
- Viewing A Must
- Communal Gardens
- Excellent Location
- Upper Apartment
- Call 0191 236 2070 For A Viewing





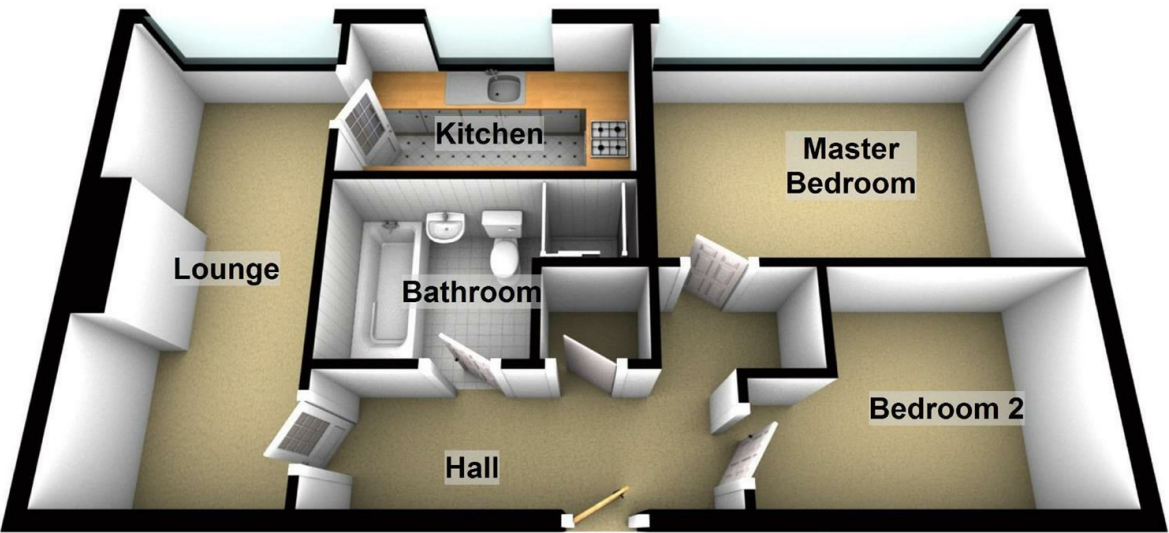
A spacious two bedroom first floor apartment located in this exclusive development within the popular Melton Park estate. Convenient for access to transport links and local amenities. Benefiting from double glazing, gas central heating, communal gardens to the rear and an integral garage. Offered with no upper chain and viewing is highly recommended.

The accommodation briefly comprises to the ground floor:- entrance foyer with stairs leading to the first floor. On the first floor there is an entrance hall, lounge/dining room, kitchen, two bedrooms and a bathroom WC. Externally there are communal gardens and an integral garage.



Lounge 17'5" x 7'8" (5.31 x 2.36)
 Kitchen 10'6" x 6'0" (3.21 x 1.85)
 Master Bedroom 9'3" x 14'3" (2.84 x 4.35)
 Bedroom Two 7'9" x 11'6" (2.37 x 3.53)

Ground Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	66
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	65
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	

The difference between house and home

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