



Blenheim Square

MOUNT & MINSTER



- Available July 2018
- Open Plan Kitchen Living Space
- Second Double Bedroom
- Private Rear Garden and Patio
- EPC: C

### Entrance Hall

Carpet, smoke detector, radiators, fitted storage cupboard.

### Open Plan Kitchen Living Space

Integrated appliances include; dishwasher, fridge freezer, smart tech washing machine and oven with hob. Wood laminate flooring, pendant lighting, radiators, TV Point, base and wall units, stainless steel sink, double glazed windows with blinds, and double glazed glass doors to outside patio area.

### Family Bathroom

Vinyl flooring, bath with mains shower, wc, pedestal wash hand basin, frosted glassed double glazed window, extractor fan, pendant light.

### Master Bedroom

Carpeted, radiators, pendant light, double glazed awning window with blinds,

### Ensuite

Mains shower, wash hand basin, extractor fan, WC, tiled walls, and pendant light fitting.

### Bedroom Two

Carpet, radiators, pendant light, double glazed awning window with blinds.

### Outside

This flat is inclusive of a substantial private fenced garden to the rear of the property, primarily laid to lawn including a patio area. To the front aspect there is an allocated car parking space exclusive to the tenants of 14 Blenheim Square.

- Modern Ground Floor Flat
- Master Ensuite
- Family Bathroom
- Allocated Parking Space
- No Pets Please

### Viewings

Strictly by appointment with the letting agent: 01522 716 204

### Services

Mains water, drainage, gas and electricity.

### Council Tax Band

Council Tax Band A

### Deposit

£937.50 to be held by the Government Deposit Protection Scheme.

### Energy Performance Certificate

Energy Efficiency Rating: B

### Additional Information

For further details, please contact Mount & Minster:

T: 01522 716204

e: amy@mountandminster.co.uk

