







- No Upper Chain
- Juliet Balcony
- Transport Links
- Top Floor
- Great Location
- Two Bedrooms

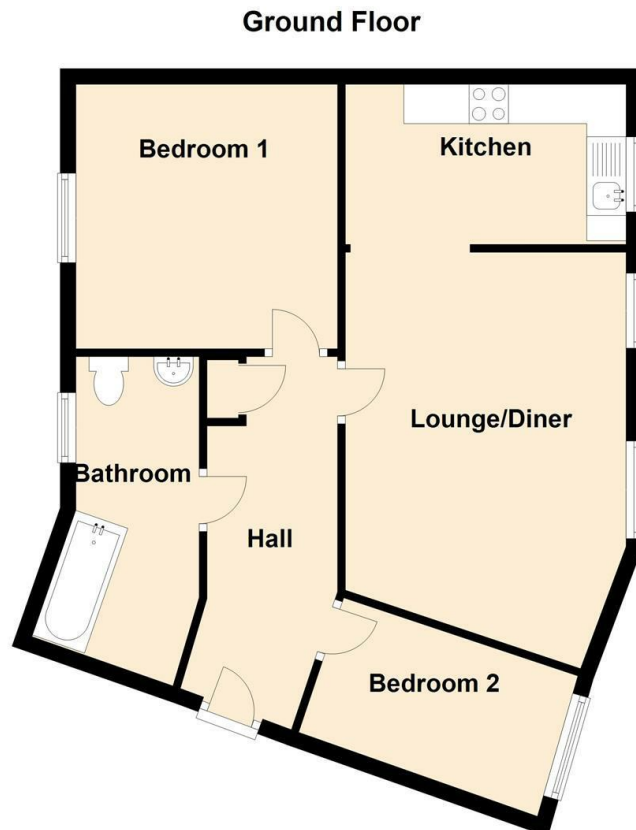




Offered for sale with no upper chain this two bedroom top floor apartment must be viewed. Located within St James Village, close to excellent amenities and transport links, the property will appeal to a variety of buyers. The apartment briefly comprises:- communal entrance with stairs leading to the top floor, entrance hallway, lounge with Juliet balcony open plan to kitchen, two bedrooms and a bathroom. The property benefits from gas central heating and double glazing. Externally there are communal gardens and allocated parking.







Lounge 17'3" x 11'11" (5.27 x 3.64)

Kitchen 11'11" x 6'7" (3.64 x 2.01)

Bedroom One 10'10" x 10'11" (3.31 x 3.34)

Bedroom Two 10'9" x 7'5" (3.29 x 2.28)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	78	80
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	81	83
England & Wales		
	EU Directive 2002/91/EC	

## The difference between house and home

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