





£240,000

Located within the popular location of Fairfields this beautifully presented two double bedroom apartment is offered to the market with many benefits including a spacious lounge/diner/kitchen, en-suite to main bedroom, family bathroom and allocated parking.

Property Description

COMMUNAL ENTRANCE HALL

Door to:

ENTRANCE

Door to entrance hall.

ENTRANCE HALL

Radiator, doors to storage cupboard, bedrooms, bathroom, kitchen/lounge/diner.

KITCHEN/LOUNGE/DINER

Double glazed window to rear aspect, double glazed doors to Juliette balcony. Range of base and eye level units with square edge work surface over, single drainer sink with mixer tap, built in fridge/freezer, built in dishwasher, oven and hob with extractor fan over, wall mounted combination boiler, radiator, television point.

BEDROOM ONE

Double glazed windows to rear and side aspects. Built in wardrobe, radiator.

EN-SUITE

Frosted double glazed window to front aspect. Fully tiled shower cubicle, low level w.c., wall mounted wash hand basin, extractor fan, heated towel rail.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BATHROOM

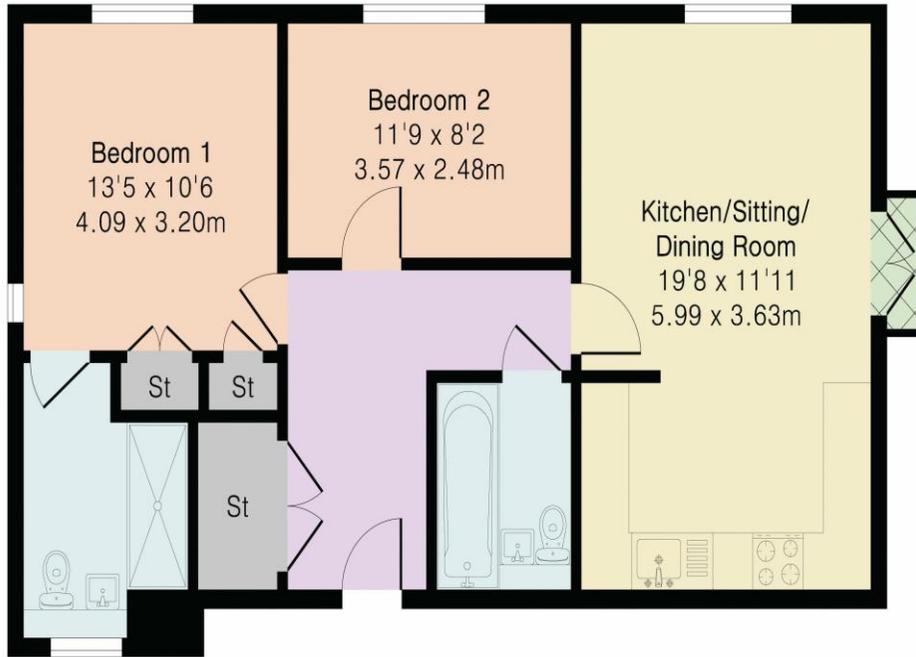
Low level w.c., wall mounted wash hand basin, panelled bath with mixer tap and shower attachment, heated towel rail, extractor fan, part tiled walls.

OUTSIDE

ALLOCATED PARKING

One allocated parking space.

Approximate Gross Internal Area 700 sq ft - 65 sq m



Top Floor

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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