



- First Floor
- Two Bedrooms

Communal Entry

Via secure communal entrance hall.

Entrance Hall

Airing cupboard and storage cupboard. Electric wall heater. Doors to kitchen/lounge, bedroom one, bedroom two and bathroom.

Kitchen/ Lounge 19'5" x 12'10" (5.92m x 3.91m)

Glazed window. Storage heater. A range of wall and base mounted storage units with work surfaces. Built in electric cooker and hob. Washing machine and fridge/freezer.

Bedroom One 12'6" x 11'4" (3.81m x 3.45m)

Glazed window. Electric storage heater.

Bedroom Two 9'2" x 7'9" (2.79m x 2.36m)

Glazed window. Electric storage heater.

Bathroom

Suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC. Electric heater.

Date Created 11.7.18

Agents Note

Should your offer be accepted.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using

- Allocated Parking Space
- Open Plan Living

electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

Energy Performance Certificate

- Electric Heating
- Available August

A copy of the energy performance certificate is available upon request.

