



HUNTER  
LEAHY  
YOUR PROPERTY EXPERTS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC





This immaculate one bedroomed first floor apartment is offered for sale with no onward chain. Purpose built in the 1980's with a 999 year lease, they continue to be incredibly popular. Enjoying a superb central location with ease of access to the town centre facilities as well as public transport links, this smart apartment briefly comprises; Entrance Hall, Living Room, Kitchen and Bathroom. Outside there is an allocated parking space and communal gardens.



ROOM DESCRIPTIONS

**Communal Entrance**  
Entered via main door. Stairs rising to upper level apartments.

**Apartment 16**

**Entrance Hall**  
Entered via hardwood fire door. Telephone entry system. Storage cupboard. Doors to; Living Room, Kitchen, Bedroom and Bathroom.

**Living Room**  
17' 6" x 9' 9" (5.33m x 2.97m)  
Bright airy dual aspect room with UPVC double glazed windows to side and rear. Radiator.

**Kitchen**  
9' 3" x 6' 3" (2.82m x 1.91m)  
Fitted with range of wall and base units with complimentary work surfaces over. Inset stainless steel sink and drainer with mixer tap and tiled splashbacks. Built in electric oven, gas hob and extractor. Spaces for washing machine and fridge/freezer. Vinyl flooring and radiator. UPVC double glazed window to front.

**Bedroom**  
12' 0" x 9' 8" (3.66m x 2.95m) to wardrobe front  
Fitted with a range of mirror fronted wardrobes. Dual aspect with UPVC double glazed windows to side and rear.

**Bathroom**  
Fully tiled and fitted with a white suite comprising; panelled bath with thermostatic shower and glazed screen, pedestal wash hand basin and low level W.C. Radiator. UPVC double glazed window to front.

**Communal Gardens & Allocated Parking Space**  
Communal lawned gardens with rotary clothes lines. One allocated parking space.

**Tenure, Council Tax Band & Management Fees**  
Tenure - Leasehold Balance of 999 years

Council Tax Band - B

Management Fees - £85.00 pcm

