



A third floor purpose built flat situated in this central location close to Montpelier Road. The property is approached via passenger lift and comprises entrance hall, two double bedrooms, separate modern fitted kitchen, bright sunny lounge, modern bathroom.

- PURPOSE BUILT BLOCK
- GREAT CENTRAL LOCATION  
NEAR TO SHOPS
- SEPARATE MODERN FITTED  
KITCHEN
- TOP FLOOR WITH LIFT
- SUNNY LOUNGE WITH  
ORNAMENTAL BALCONY
- VISITOR PARKING
- TWO DOUBLE BEDROOMS
- COMMUNAL GARDEN





### **Entrance Hall**

Storage cupboard, electric heater

### **Lounge**

East facing, bright sunny room with large picture window, electric wall heater

### **Kitchen**

Recently fitted dark grey and cream fitted units, electric oven and hob, extractor fan, washing machine and fridge freezer

### **Bedroom 1**

12'10" x 9'11"

East facing, electric wall heater

### **Bedroom 2**

12'9" x 7'5"

East facing, electric wall heater

### **Bathroom**

Modern internal bathroom with shower over bath tub

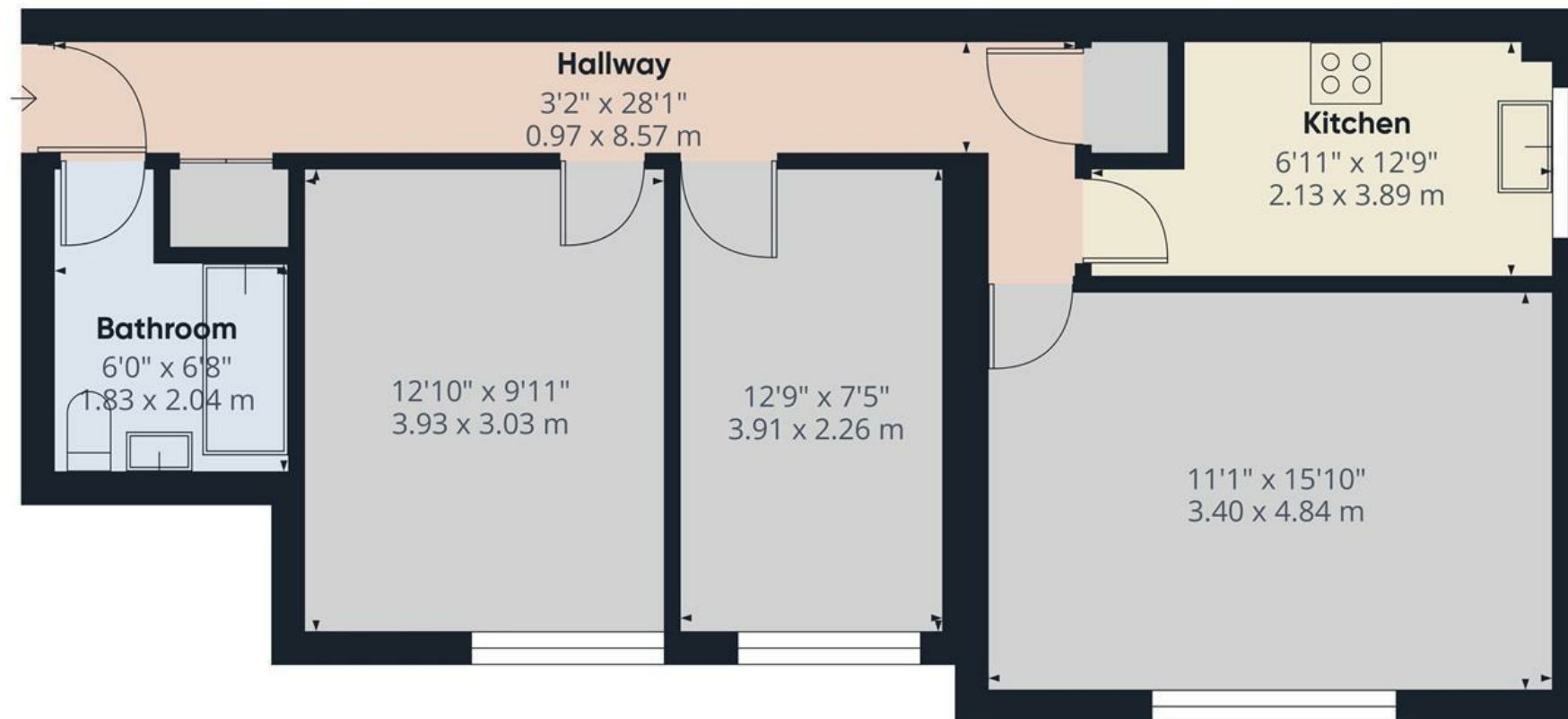
### **Full Description**

A third floor purpose built flat situated in this central location close to Montpelier Road. The property is approached via passenger lift and comprises entrance hall, two double bedrooms, separate kitchen, bright lounge, bathroom.

### **Full Description.**







Approximate total area<sup>m</sup>

647 ft<sup>2</sup>

60 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## ENERGY PERFORMANCE CERTIFICATE (EPC)

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			
England & Wales		EU Directive 2002/91/EC	

**Council Tax Band: C**

**Maintenance: n/a**

**Lease Length: n/a**

**Ground Rent: n/a**

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