



**PCM**

**£1,100**

2 x 

1 x 

1 x 

**Dent-De-Lion  
Farmhouse, Garlinge**

Lovetts are pleased to offer to the market this newly refurbished two-bedroom ground floor flat, ideally located within Dent-De-Lion Farmhouse, Garlinge.

The property is accessed via a well-maintained communal entrance hall. Upon entering the flat, a welcoming hallway provides access to all rooms. To the front of the property is a spacious open-plan kitchen and living area, enhanced by a bright bay window that allows for plenty of natural light. The kitchen is fitted with a modern range of wall and base units and includes an oven and hob, washing machine/dryer and fridge freezer.

Further along the hallway are two well-proportioned double bedrooms, both light and airy. Completing the accommodation is the contemporary bathroom, which features a WC, hand basin and walk-in shower.







- EPC Rating - E
- Recently Refurbished
- Rural Location
- Communal Garden
- Viewing Highly Recommended
- Two Double Bedrooms
- Ground Floor Flat
- Open Plan Kitchen/Living Room
- Parking Available





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>55</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>33</b>	
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

