

# mi-move

MOVING MADE EASY



Albion Way, Edenbridge

£240,000

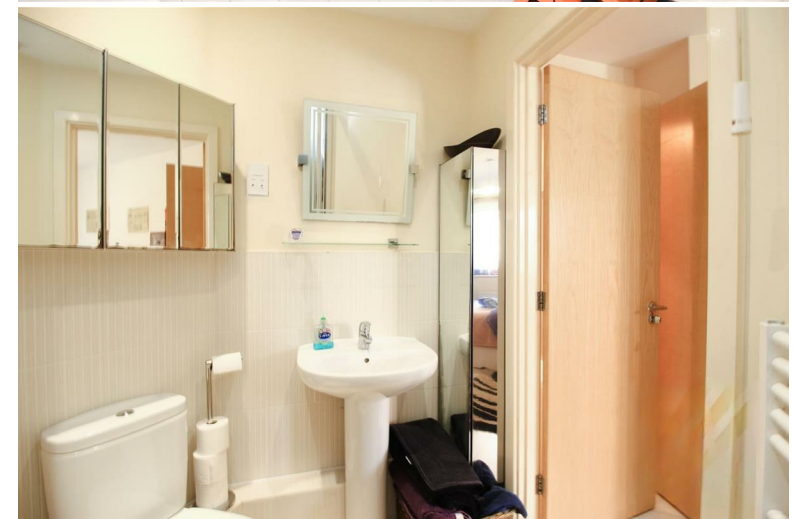
An attractive and very nicely presented modern two double bedroom ground floor flat situated popular residential cul-de-sac close to Edenbridge mainline railway station and with easy access to the town centre. The property is offered for sale with no chain attached in very good decorative condition throughout

The property is accessed via a communal entrance with entryphone and the private entrance to the apartment leads into the main hallway which has two large storage cupboards. There are light coloured laminate floors throughout giving a spacious feel to the whole flat.

The spacious lounge diner has double patio doors leading to the communal grounds and there is more than enough space for a lounge suite as well as a dining table. The modern fully fitted kitchen is set off to the end of the lounge/diner includes an integrated stainless steel oven with gas hob and extractor as well as an integrated fridge freezer and washing machine.

The main bedroom has fitted wardrobes and an ensuite shower room whilst the second bedroom is unusually another double. The main bathroom has a suite with a full sized bath with shower attachment powered by the boiler or the gas central heating system.

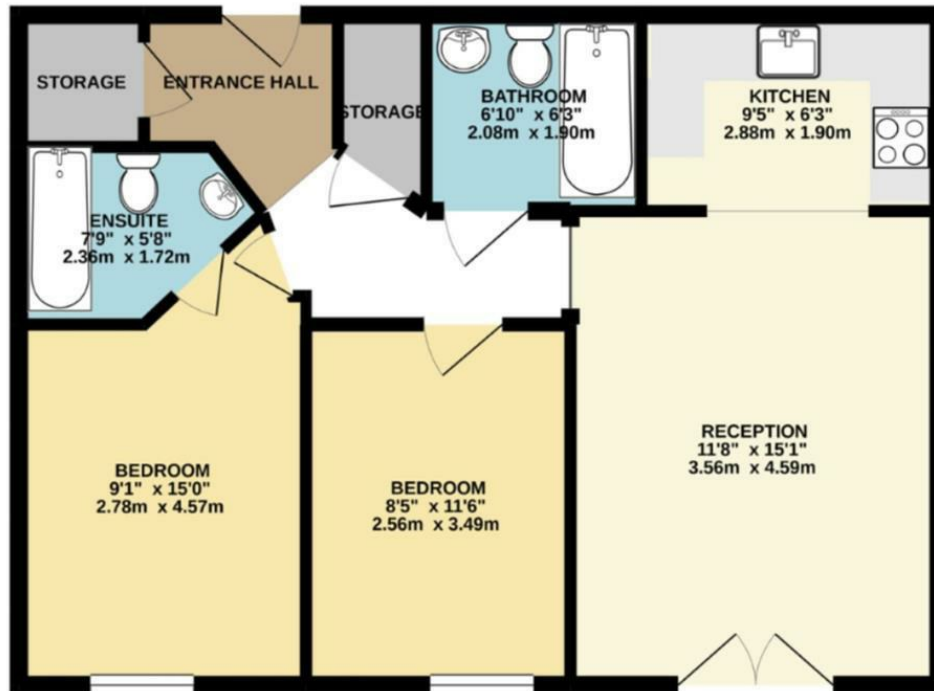
The property is fully double glazed and has an 'C' rated Energy Performance Certificate and comes with a reserved parking bay in the communal grounds where there are also visitor bays.







GROUND FLOOR  
584 sq.ft. (54.3 sq.m.) approx.



GROUND FLOOR FLAT  
TOTAL FLOOR AREA: 584 sq.ft. (54.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrix (©2021)



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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