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of the crowd.

**The Important Bit!**

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.



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Council Tax Band: B | Property Tenure:

This bright and sunny 2 BEDROOM 2nd floor apartment WITH ALLOCATED PARKING located in a lovely development located in Staple Hill would ideally suit a single person or couple. Accommodation briefly comprises: Communal stairs to front door, inner hallway, double bedroom, 2nd bedroom, bathroom with white suite and shower over the bath, kitchen with velux window, integrated oven, hob and extractor with an archway to the lounge/diner. Other benefits include: Allocated parking space, telephone entry system, double glazing, gas central heating, and low council tax band B. Offered UNFURNISHED and AVAILABLE NOW!! Not suitable for sharers, students, pets, or smokers.

Council Tax Band: B  
Holding Deposit 1 week : £242.31  
Dilapidations Deposit 5 weeks : £1211.54  
Variation of Contract fee : £50

AWARD WINNING AGENT.



- Hallway**  
9'6" x 6'1" (2.90 x 1.85)
- Lounge**  
16'3" x 10'7" (4.95 x 3.23)
- Kitchen**  
12'6" x 5'1" (3.81 x 1.55)  
Including integrated oven and hob
- Bedroom One**  
12'6" x 9'1" (3.81 x 2.77)
- Bedroom Two**  
10'3" x 6'8" (3.12m x 2.03m)
- Bathroom**  
7'0" x 5'6" (2.13 x 1.68)  
Comprising of a 3 piece white suite with WC, wash hand basin, bath with shower over



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

