





2 bedroom gas centrally heated and double glazed first floor flat situated above commercial premises in St Johns.

Very convenient for the town centre and excellent local amenities including the railway station, shops, St Nicholas Park and Coten End School.

Available Early December.

Unfurnished.

Entrance Lobby

Open Plan Sitting Room and Kitchen

Sitting Area

20'1" x 9'4" (6.13 x 2.84)

Two radiators. Telephone point. High level windows. Central heating thermostat.

Kitchen Area

10'2" x 6'8" (3.11 x 2.03)

Fitted with a modern range of units. Built in oven, gas hob and chimney cooker hood over. Fridge freezer. Smoke detector.

Inner Hall

Carbon monoxide detector. Smoke Alarm. Cupboard housing the washing machine for which plumbing is provided. Potterton Combi central heating boiler.

Bedroom One

13'10" x 9'3" (4.22 x 2.81)

Radiator. Double glazed window to front.

Bedroom Two

10'5" x 8'1" (3.18 x 2.46)

Radiator. Double glazed window to front.



Bathroom

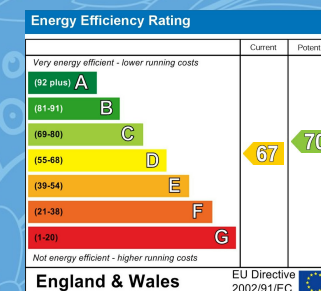
White suite. Bath with shower attachment.
Wash hand basin. W.C. Ladder heated towel
rail. tiled floor. window . Extractor fan.

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