



## Accommodation

- NO ONWARD CHAIN
- SPLIT LEVEL TWO BED FLAT
- SPACIOUS THROUGHOUT
- OFF ROAD PARKING AND **GARAGE**
- A MUST VIEW
- COUNCIL TAX BAND B







Please contact our William Gleave Deeside Office

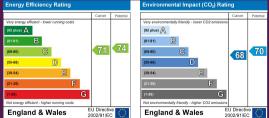
on 01244 830000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating
	Current	Potential	Current Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions
(92 plus) A			(92 plus) 🛕
(81-91) B		-54	(81-91)
(69-80) C	71	74	(69-80) C 68
(55-68)			(55-68) D
(39-54)			(39-54)
(21-38)			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions
	U Directiv 002/91/E		England & Wales EU Directive 2002/91/EC





WILLIAM**GLEAVE** 



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by gents inspection or otherwise at a factorial purchasers. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.