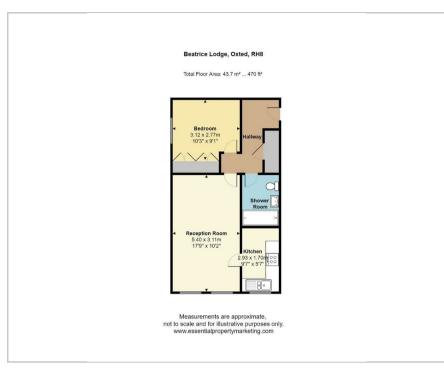
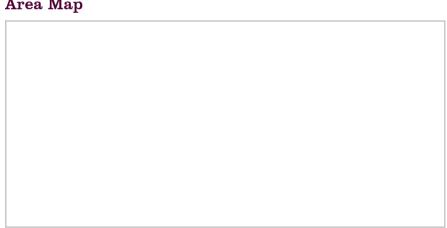


#### Floor Plan



# Area Map



#### Accommodation

- Double Bedroom
- Sitting Room
- Separate Kitchen
- Shower Room
- Gas Central Heating
- Double Glazing
- Communal Facilities
- Lift/Staircase to Each Floor
- Communal Garden/Patio Area
- Close to Shops and Station

## **Viewing**

Please contact our Payne & Co. Office on 01883 712261 if you wish to arrange a viewing appointment for this property or require further information.

### **Energy Efficiency Graph**

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		-	78
(69-80) C		74	10
(55-68)			
(39-54)			
(21-38)	3		
(1-20)	G		
Not energy efficient - higher running costs			







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 inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.