





An IMPRESSIVE two bedroom, first floor apartment located in an ENVIABLE LOCATION inside the CITY WALLS and within easy reach of the city centre and RAILWAY station.



Accommodation:

- Impressive Two Bedroom Apartment
- Fully Fitted Kitchen with Integral Appliances
- Open Plan Living/Dining Area
- Master Bedroom En-Suite
- Second Double Bedroom
- House Bathroom
- Secure Entryphone System and Concierge
- Envious Location Inside the City Walls with Excellent Access to the city and Railway Station
- Ready for Immediate Occupancy on Completion
- Part Exchange Available Subject to Offer

Offers In Excess Of £400,000

Tenure: Leasehold



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TWO BEDROOM APARTMENT



Type 3a

DIMENSIONS	Metric	Imperial
Living Kitchen Dining	4.1 x 7.3	13'5" x 23'11"
Bedroom 1	3.7 x 4.2	12'1" x 13'9"
Bedroom 2	3.4 x 3.4	11'1" x 11'1"
Bathroom	2.4 x 1.8	7'10" x 5'10"
Ensuite	1.8 x 2.4	5'10" x 7'10"

Layout and dimensions shown are typical

IMPORTANT INFORMATION
Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, sellers or lessors and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP or Hudson Moody nor anyone in their employment or acting on their behalf has authority to make any representation or warranty in relation to this property. The facts set out in a detailed survey, not tested the services, appliances or fittings at the property. The agent's impression and plans are for representation only. The area, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The NPI position relating to the property may change without notice. All specifications are subject to change.



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WAVERLEY : FIRST FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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IMPORTANT NOTICE

- These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
- We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
- Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
- Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
- No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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