



Flat 15, Town Mill



# Flat 15, Town Mill Town mill

Located within a short distance from the village centre of Overton is this two bedroom retirement apartment. This property is brought to the market with no onward chain and benefits from laundry room. warden assistance, communal lounge and car parking.

TWO BEDROOMS

BEAUTIFUL SETTING

VIEWS OF RIVER TEST

WARDEN ASSISTED



### **ENTRANCE HALL**

The entrance hall houses the fuse box, alarm panel and airing cupboard with shelving.

### **BATHROOM**

Wash basin, panelled bath with shower attachment, wall mounted heater, extractor fan and low level w.c.

### **SITTING ROOM**

Double glazed window to rear aspect, feature fire, power pointa and door to

### **KITCHEN**

A range od eye and base level units with worktop over,tiled splashbacks, built in hob with extractor over, space for oven, space for fridge and stainless steel sink and drainer.

### **MASTER BEDROOM**

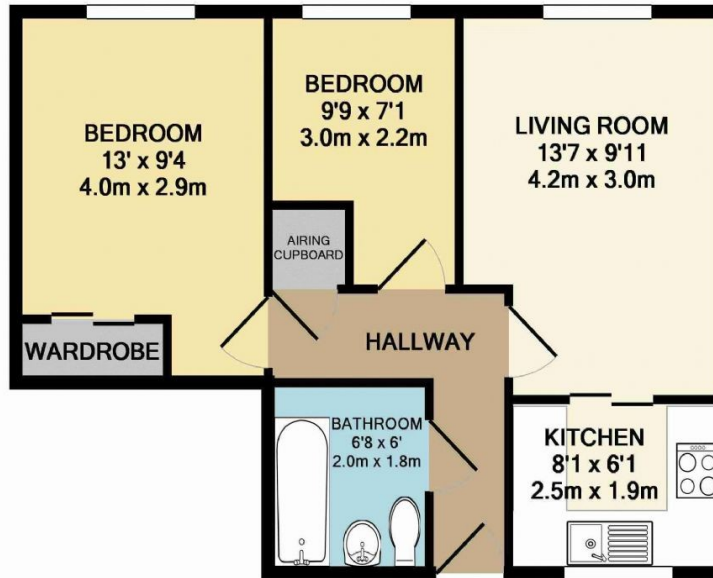
Window to rear aspect, t.v. point, wall mounted heater, power points and a built in mirror wardrobe suitable for hanging and shelving.

### **SECOND BEDROOM**

Window to rear, phone and power points.



8779-6223-6730-4280-8922	Current	Potential	8779-6223-6730-4280-8922	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	82	83	(69-80) C	74	74
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 457 SQ.FT. (42.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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