



A one bedroom top floor purpose built flat situated on a turning off the Hertford Road. The property in our opinion is in good condition and has features that include: double glazing, wood flooring and is offered for sale on a chain free basis.

**Granary Close
N9**

**Offers in excess of
£199,950 L/H**

<u>ENTRANCE:</u>	Secured entrydoor to communal hallway; stairs to 2nd (top) floor to front door
<u>HALLWAY:</u>	Wood floors, access to loft, entryphone, storage heater, doors to reception, bedroom and bathroom
<u>RECEPTION:</u>	15' 7" x 11' 1" (4.75m x 3.38m); Double glazed windows to front and side aspects, TV point, wood flooring, storage heater, wall mounted electric heater, entrance to kitchen
<u>KITCHEN:</u>	8' 3" x 6' 10" (2.51m x 2.08m); Fitted wall and base units with roll edge worktops, space for fridge, storage cupboard, tiled splashbacks, plumbed for washing machine, stainless steel sink/drainer with mixer tap, integrated electric oven and hob, extractor, tiled flooring, double glazed window to front aspect
<u>BEDROOM:</u>	13' 6" x 9' 10" (4.11m x 2.99m); Double glazed window to side aspect, wood flooring, wall mounted electric heater
<u>BATHROOM:</u>	Panel bath with mixer tap and shower attachment, low flush wc, pedestal hand wash basin with mixer tap, extractor, fully tiled walls, tiled floor
<u>PARKING:</u>	Communal off street parking to front
<u>EPC:</u>	EER: C
<u>VIEWINGS:</u>	Strictly by appointment

ref: cse1920