



Castles are delighted to offer this two-bedroom purpose built top floor flat situated on the bird development N9. The property benefits from two-bedroom lounge, kitchen, bathroom, loft access, double glazed windows and communal parking space

**Dunnock Close  
N9**

**£250,000 L/H**

**GROUND FLOOR:**

**ENTRANCE:**

Secured entry door to communal hallway, stairs to second floor to front door to Hallway.

**HALL:**

Wooden laminate floor, access to loft, door to bedroom one and two, bathroom, reception 1

**RECEPTION 1:**

14' 5" x 14' 4" (4.39m x 4.37m); Double glazed window to side aspect, wooden laminate floor, TV point, storage cupboard. Archway to kitchen

**KITCHEN:**

11' 8" x 7' 0" (3.55m x 2.13m); Wooden laminate flooring, plumbed for washing machine, double glazed window to side aspect, stainless steel bowl and drainer with mixer tap. space for gas cooker, space for cooker, extractor fan, fitted wall and base unit with rolled top worksurfaces, space for fridge freezer

**BATHROOM:**

8' 5" x 6' 0" (2.56m x 1.83m); Double glazed window to rear aspect, tiled floors and walls, sink bowl unit with mixer tap, low flush WC, panel enclose bath with mixer tap

**BEDROOM 1:**

10' 4" x 9' 8" (3.15m x 2.94m); Wooden laminate flooring, wall mounted heater, double glazed window to side aspect

**BEDROOM 2:**

10' 6" x 6' 4" (3.20m x 1.93m); Wooden laminate flooring, double glazed window to side aspect, wall mounted heater

**VIEWINGS:**

Strictly by appointment

ref: CSE2443

**EPC:**

EER: D

**COUNCIL TAX BAND:**

C