

**01322 666452**

Open 7 Days

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Guide Price: £250,000 - £265,000 Brookbanks are delighted to offer this superb modern two bedroom luxury apartment. This property is perfect for first time buyers or investors. It benefits from an entry phone system to provide security, allocated parking and an en suite as well as a family shower room. We don't expect this property to stay on the market long so call us on 01322666452 so you do not miss out.

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**Southbank**

Hextable, BR8 7PP

**Communul Entrance Hall**

**Entrance Hall**

Hardwood entrance door. Wooden flooring. Double radiator. Built in airing cupboard. Built in boiler cupboard.

**Lounge** *16' 0'' x 12' 4'' (4.87m x 3.76m)*

Two double glazed windows to front. Wooden flooring. Wall radiator.

**Kitchen** *9' 8'' x 8' 2'' (2.94m x 2.49m)*

Double glazed window to side. Vinyl flooring. Tiled splash back. Single drainer sink unit with mixer taps. Range of wall and base units with built in oven hob and extractor fan. Plumbing for washing machine and dish washer.

**Bathroom** *6' 5'' x 6' 0'' (1.95m x 1.83m)*

Extractor fan. Tiled flooring. Tiled splash back. Double radiator. Low level w/c. Pedestal hand wash basin. Shower cubical.

**Bedroom 1** *18' 2'' x 11' 3'' X 12' 0'' (5.53m x 3.43m)*

Double glazed window to rear. Wooden flooring. Double radiator. Built in wardrobe.

**Ensuite**

Double glazed frosted window to side. Tiled flooring. Tiled splash back. Low level w/c. Pedestal hand wash basin. Bath with shower screen. Separate shower over bath.

**Bedroom 2** *14' 5'' x 9' 6'' (4.39m x 2.89m)*

Double glazed window to rear. Wooden flooring. Double radiator.

**Allocated Parking**

*Viewers notes...*

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if travelling some distance. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. Please be advised that some of the particulars may be awaiting vendor approval. Please contact the branch who can provide confirmation if required.

**EPC Rating: B**

**Council Tax Band: D**

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Managing director Mr D. Williams FNAEA Director & Company Secretary: L. Williams

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