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- 2 Double Bedroom 2nd Floor Flat
- Garage in a Block
- Sealed Unit Double Glazed Windows
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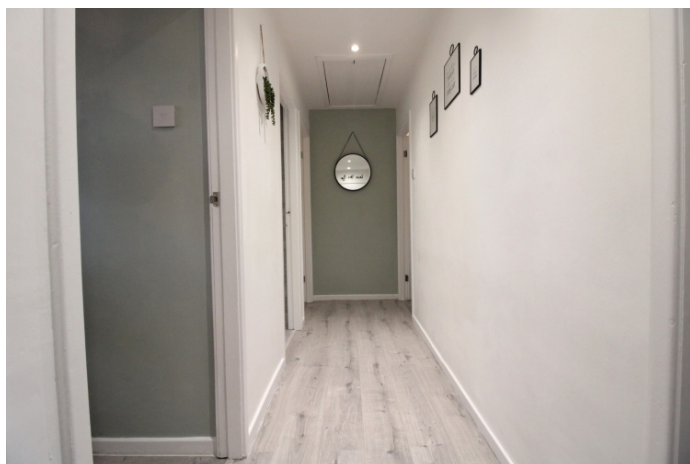
- Newly Fitted Kitchen
- Ideal for a First Time Buyer
- Council Tax Band A

- Modern Bathroom
- Electric Heating
- EPC TBC

2 double bedroom 2nd floor flat benefitting from electric heating system and sealed unit double glazed windows. Briefly comprising of a communal entrance with stairs leading to the Internal Hallway which has spotlights to the ceiling, storage cupboard and a loft hatch with pull down ladders to a boarded out loft. Lounge with a feature panelled wall. Kitchen with newly fitted wall and base units with roll top work surfaces, one and a half stainless steel sink and drainer unit, integrated appliances to include an electric oven and hob, plumbed for a washing machine, laminate flooring. Bathroom which has a panelled bath with an electric shower over and a shower screen. low level w/c, vanity unit with a wash hand basin, heated towel rail, tiled walls and flooring, ceiling panels with inset spotlights and a storage cupboard. Both Bedrooms have built in wardrobes.

Externally there is a garage in a block.

Avalon Drive is pleasantly situated with good access to surrounding amenities, with road and public transport links into the city.





Energy Performance: Current D Potential C

Council Tax Band: A

Distance to Broadwood Primary: 0.4 miles

Distance to Kenton Bank Foot Metro: 2.1 miles

Distance to City Centre: 4.9 miles

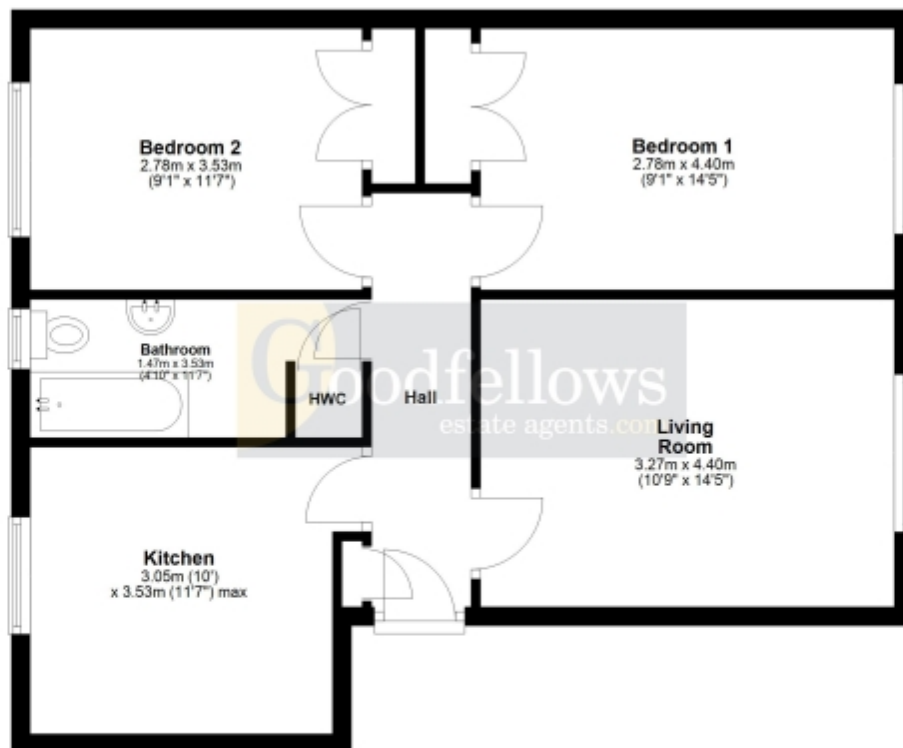
2024
WINNERS

ESTAS

Verified reviews from our clients

Third Floor

Approx. 60.8 sq. metres (654.9 sq. feet)



Total area: approx. 60.8 sq. metres (654.9 sq. feet)

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. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.