



1



1



1

- One Bedroom Ground Floor Flat
- Electric Heating System
- Ideal for a First Time Buyer
-

- No Upper Chain Involved
- Sealed Unit Double Glazed Windows
- Council Tax Band A

- Modern Kitchen and Bathroom
- Communal Garden
- EPC E

One Bedroom Ground Floor Flat with no upper chain involved, ideal for a first time buyer or a landlord, benefitting from sealed unit double glazed windows and an electric heating system. Briefly comprising of a communal Entrance leading to the Internal Hallway which has laminate flooring and two storage cupboards. The Lounge is to the front aspect and also has laminate flooring and a wall mounted electric heater. The Kitchen is the side aspect over looking the garden and has wall and base units, roll top work surfaces, one and a half stainless steel sink and drainer unit, plumbing for a washing machine, laminate flooring and an extractor fan. The Bathroom has a bath with a mains shower over it, low level w/c, pedestal hand wash basin, tiled walls and laminate flooring. The Bedroom is to the rear aspect and has laminate flooring, storage cupboard and an wall mounted electric heater.

Externally there is a communal garden.

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



Energy Performance: Current E 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



Ground Floor

Approx. 47.3 sq. metres (508.6 sq. feet)



Total area: approx. 47.3 sq. metres (508.6 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		72 C
55-68	D		
39-54	E	51 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.