



Apt 18, Birch Hill Clock Tower, Oakhurst Drive

£46,250 Leasehold

Spacious two bed roomed apartment located in the prestigious 'Clock Tower' development • Redeveloped building, mean these are not your 'run of the mill' apartments, with character windows and features • Sitting in the popular area of Wardle, close by to walking trails and the scenic Watergrove reservoir • Ground floor apartment, with attractive 'sash' style double glazed windows throughout • Comprising good sized open plan lounge / kitchen with dining area, storage cupboard off landing, two DOUBLE bedrooms (master of which has an ensuite shower room) and main bathroom • Double glazed windows, electric heating and intercom for secure entry

Spacious two bed ground floor apartment in the Clock Tower, Wardle. Character features, open plan living, ensuite, modern kitchen, secure entry, near amenities and scenic walks.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G



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GROUND FLOOR

Entrance Hallway

6' 10" x 25' 1" (2.08m x 7.65m)

Open Plan Lounge / Kitchen / Diner

26' 0" x 23' 3" (7.93m x 7.09m)

Bedroom

13' 3" x 14' 0" (4.04m x 4.27m)

En-suite

7' 9" x 3' 11" (2.36m x 1.19m)

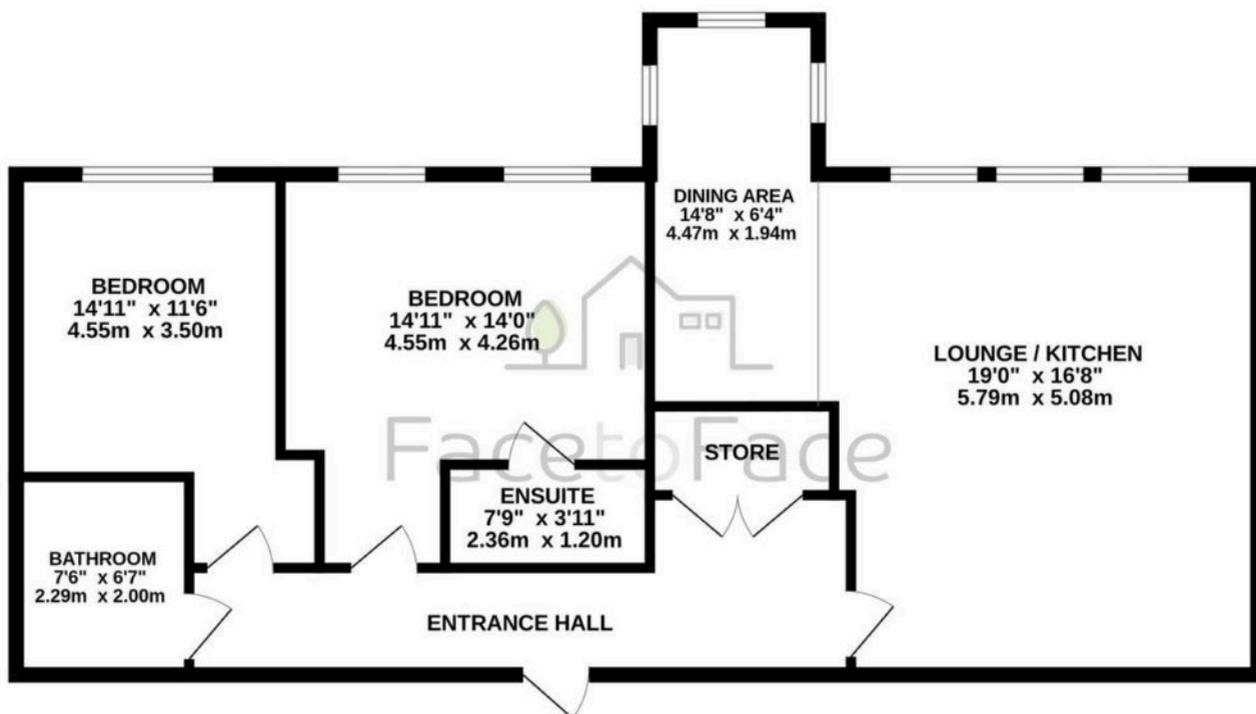
Bedroom

13' 3" x 14' 0" (4.04m x 4.27m)

Bathroom

7' 6" x 6' 7" (2.29m x 2.01m)

GROUND FLOOR
931 sq.ft. (86.5 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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