



**RAWLINSON  
&WEBBER.**

Aits View, Victoria Avenue  
Asking Price £319,950 Freehold

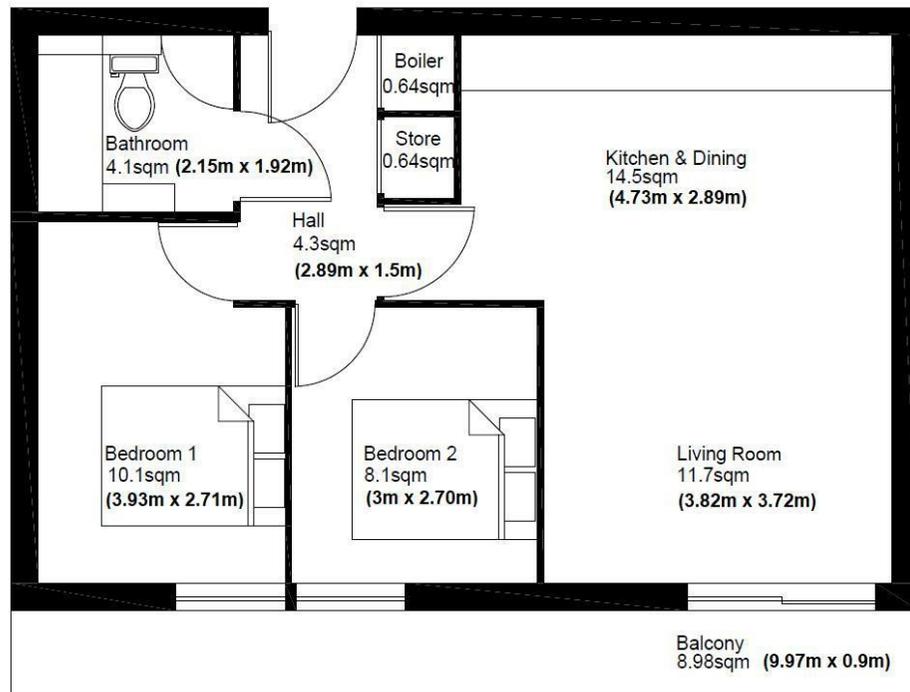
RAWLINSON'S

## Property Description

Rawlinson and Webber are pleased to offer this STUNNING 2-DOUBLE BEDROOM penthouse apartment with balcony.

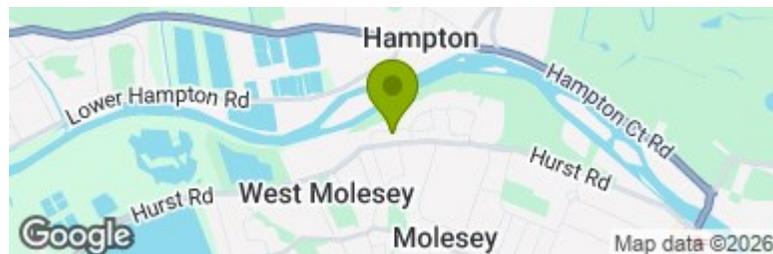
This spacious apartment has a large open plan kitchen and lounge that benefits from double doors opening onto a private balcony, providing ample light into the property and panoramic views of the local area. Occupying two double bedrooms, one of which benefits from built-in wardrobes, good-sized bathroom with bath and shower and a hallway with ample storage complete the apartment. There is also secure off-street parking on first come, first served basis. We highly recommend your early viewing.

- PENTHOUSE APARTMENT (3RD FLOOR) • 2 DOUBLE BEDROOMS • 1 BATHROOM • OPEN PLAN KITCHEN & LOUNGE • HALLWAY • PRIVATE BALCONY • OPERATING LIFT • ENTRY PHONE SYSTEM • OFF-STREET PARKING ON A FIRST COME, FIRST SERVE BASIS • HURST PARK LOCATION



Total Internal Area  
55.8sqm  
(600 sq. ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. The services, systems and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	80
EU Directive 2002/91/EC			

Council Tax Band

D

EPC Rating:

C