



## 7 Staniforth Court

Bank Terrace, Barwell, LE9 8FZ

Offers In The Region Of £95,000



A well appointed, deceptively spacious second floor one bedroomed flat in three storey block, totalling nine units. The property has been maintained to a high standard and has the benefit of night storage heating, PVCu double glazing and allocated car parking space.

The apartment is located close to all local amenities, including local shops, schools and public transport services. All major road links such as the A5, M69, M1 and M69 are within commuting distance.

NO CHAIN.

MUST BE VIEWED.



## Communal ground floor entrance

Communal ground floor entrance leading to second floor apartment.

## Reception hall 13'8" x 3'0" (4.17 x 0.92))

Having security intercom, modern slim line storage heater.

## Bathroom (rear) 10'2" x 6'4" (3.09 x 1.94)

Suite in whisper grey comprising of panelled bath with electric shower, rail and curtain, pedestal wash hand basin, low flush w.c, airing cupboard off, obscure UPVC double glazed window and dimplex wall heater.

## Double bedroom (rear) 13'5" max 10'2" max 10'2" (4.09 max 3.11 max 3.11)

Fitted wardrobe, PVCu double glazed window and electric slimline wall heater,

## Breakfast/kitchen (front) 11'6" x 9'6" (3.51 x 2.89))

PVCu double glazed window, stainless steel sink unit, range of base and wall units comprising of four base units and two wall units (wall units with glazed display fronts), associated bevel edged work surfaces, split level electric hob, electric (fan assisted) oven, and extractor hood, plumbing for washing machine and slim line electric wall heater.

## Spacious lounge (front) 13'9" x 11'5" (4.19 x 3.47)

PVCu double glazed window, electric heater and coving..

## Outside

Having communal gardens, allocated car parking

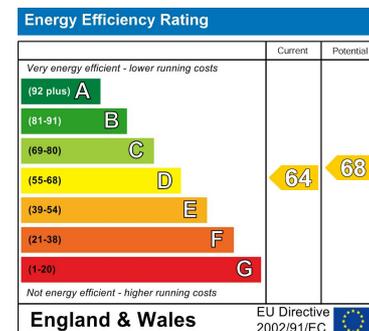
## Area Map



## Floor Plans



## Energy Efficiency Graph



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