

## £180,000

### 4 North Square, Knowle, PO17 5FD

**DRAFT DETAILS : We are awaiting verification from the Vendor that these details are correct**



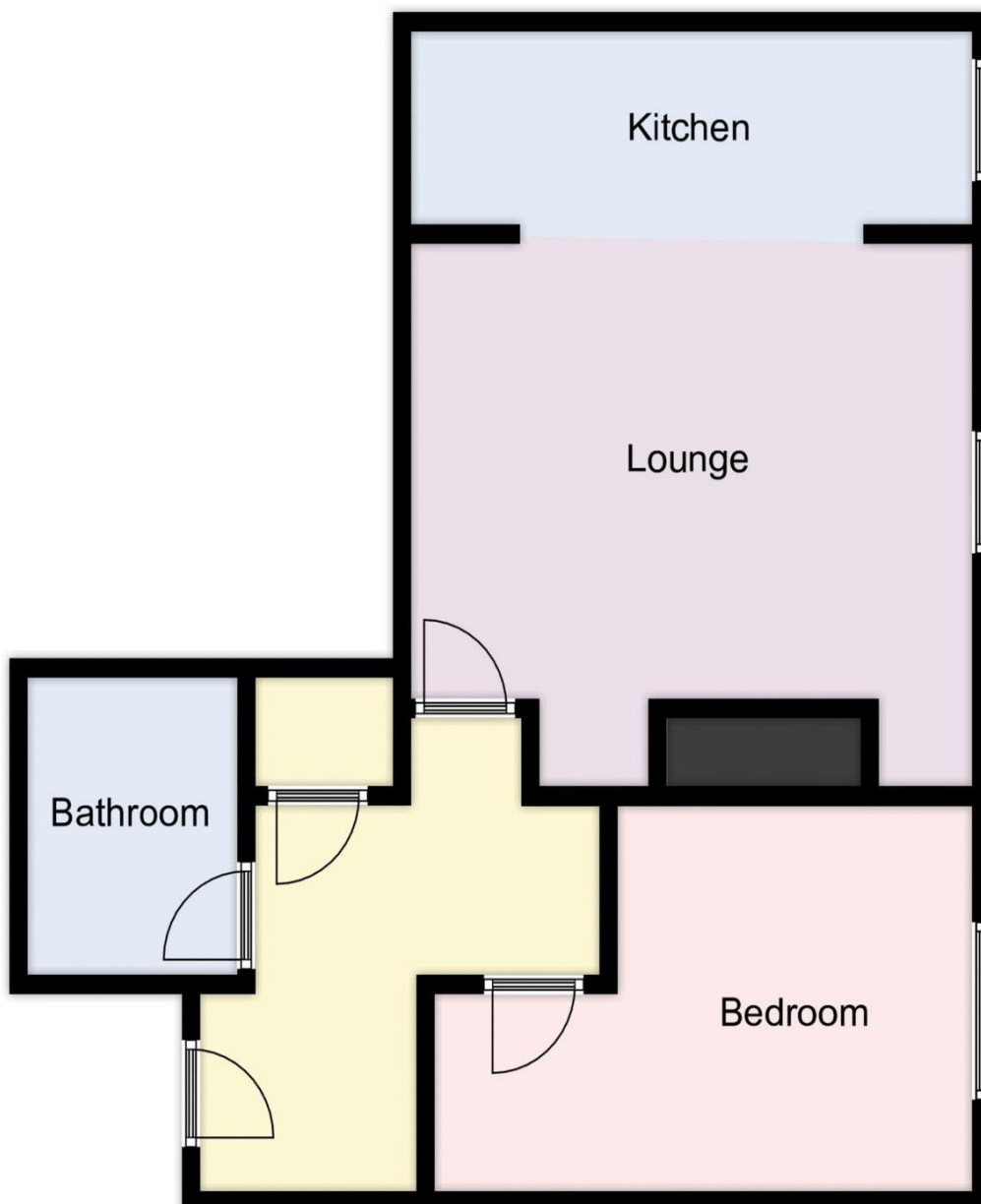
- One Double Bedroom Ground Floor Apartment
- Communal Entrance Hall
- Open Plan Living Room with Fitted Kitchen
- Bathroom
- Grade II Listed
- Single Glazing and Electric Heating
- Allocated Parking
- No Onward Chain

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

Property Reference : F2165

Council Tax Band: B

Floor Plans ( For illustrative purposes and not drawn exactly to scale)



## The Accommodation Comprises:-

Communal entrance into:-

### Communal Entrance Hall:-

Front door with spyglass inset into:-

### Entrance Hall:-

Telephone entry security system, electric radiator, wall-light, cloaks hanging space, extractor fan, door to airing cupboard with shelves, fuse box and meter.

### Bathroom:-

7' 5" x 5' 7" (2.26m x 1.70m)

Tiled floor, tiled walls, bath with shower attachment, shower screen, close-coupled wc, pedestal wash hand basin, electric towel rail, wall-mounted vanity unit.



### Bedroom:-

15' 5" x 9' 7" (4.70m x 2.92m) Maximum Measurements

Window to rear elevation, flat ceiling, electric wall heater.



### Living Room:-

Lounge and open-plan kitchen.

### Lounge Area:-

14' 4" x 11' 4" (4.37m x 3.45m)

Window to rear elevation, two electric wall heaters.



### Kitchen Area:-

15' x 4' 9" (4.57m x 1.45m)

Window to rear, spot lighting, range of base and eye level units with roll-top work surfaces, one and a half bowl stainless steel sink unit with mixer tap, integrated appliances including washing machine, oven with hob with extractor over, fridge, wine-rack and freezer.



## Agents Notes:-

Allocated parking space. Leasehold Charges: TBC

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