




Andrew Pearce
PINNER

CAPEL GARDENS, , HA5 5RG £375,000

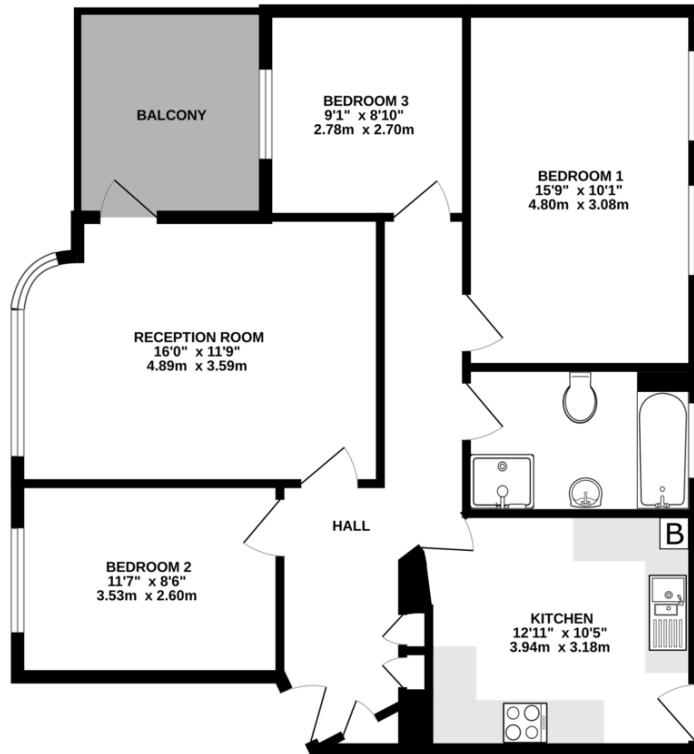


The apartment is approached via a communal entrance with security entryphone and staircase to the first floor. The interior space is well planned covering a floor area of 845 sq. ft. and the accommodation comprises: Entrance hallway, sizeable front aspect living room with pleasant views over the gardens and access to a private balcony, fitted kitchen / diner, three bedrooms and a three piece bathroom suite. Outside, the neatly manicured grounds are well established and there is residents parking to Capel Gardens private driveways. This apartment is offered for sale with no upper chain



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
824 sq.ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.5 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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