



GREY FRIARS COURT, GREY FRIARS LANE,

£750

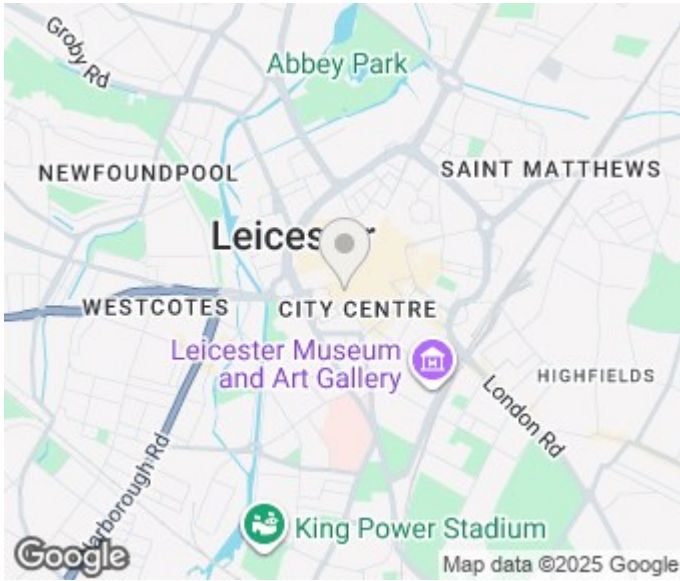
Welcome to this charming one-bedroom first floor flat located at 14 Grey Friars Lane, perfectly situated in the heart of the city centre. This delightful apartment offers a modern and comfortable living space, ideal for individuals or couples seeking convenience and style.

Upon entering, you will find an inviting open plan lounge and dining kitchen area, which is bathed in natural light from the large window overlooking the serene courtyard. The kitchen is well-equipped with contemporary white units, an oak block effect worktop, and a range of appliances including a stainless steel electric oven, gas hob, extractor fan, fridge freezer, and washing machine, making it a pleasure to cook and entertain.

The flat features a separate WC, providing added convenience for guests. The spacious double bedroom also overlooks the courtyard and includes a radiator for warmth and comfort. Adjacent to the bedroom is a versatile dressing room or study, perfect for those who work from home or require additional storage space.

The bathroom is elegantly designed, featuring a fitted mirror, a heated towel rail, and a bath with a fully tiled surround, complemented by a chrome shower overhead.

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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