



GREY FRIARS COURT, GREY FRIARS LANE,

£750

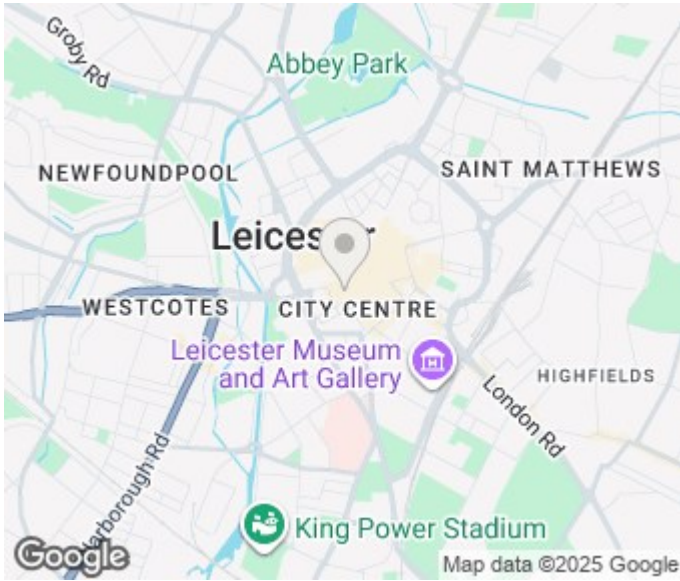
Welcome to this charming one-bedroom first-floor apartment located at 14 Grey Friars Lane, perfectly situated in the heart of the city centre. This delightful flat offers a blend of modern living and convenience, making it an ideal choice for professionals or couples seeking a vibrant urban lifestyle.

Upon entering, you are greeted by a welcoming entrance hall featuring a built-in cupboard for additional storage. The heart of the home is the spacious open plan kitchen and lounge area, which is bathed in natural light from two large windows overlooking a serene courtyard and the picturesque Grey Friars. This inviting space is perfect for both relaxation and entertaining, with two radiators ensuring warmth during the cooler months.

The kitchen is well-appointed with contemporary white units, an oak block effect worktop, and a range of modern appliances, including a stainless steel electric oven, gas hob, extractor fan, fridge freezer, and washing machine. The tiled floor adds a touch of elegance, making this kitchen both functional and stylish.

The double bedroom is generously sized, featuring two windows that also face onto Grey Friars, allowing for plenty of light. It is equipped with two radiators, ensuring comfort throughout

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(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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