



## 27 Glynville Close, Colehill, BH21 2SL

£1,300 PCM Deposit £1,500

- Desired Location
- Private Entrance
- Private Garden
- Council Tax Band B
- Two Bedrooms
- Cul-de-Sac Position
- Off Road Parking
- Ground Floor Flat
- Gas Heating
- Newly Refurbished

# 27 Glynville Close, Colehill BH21 2SL

\*\* Colehill \*\* 2 Bedroom Ground Floor Flat \*\* Modern Kitchen and Bathroom \*\* Cul-de-Sac \*\* Private Entrance \*\* Gas Heating \*\* Off Road Parking \*\*



Council Tax Band: B



## Property Details

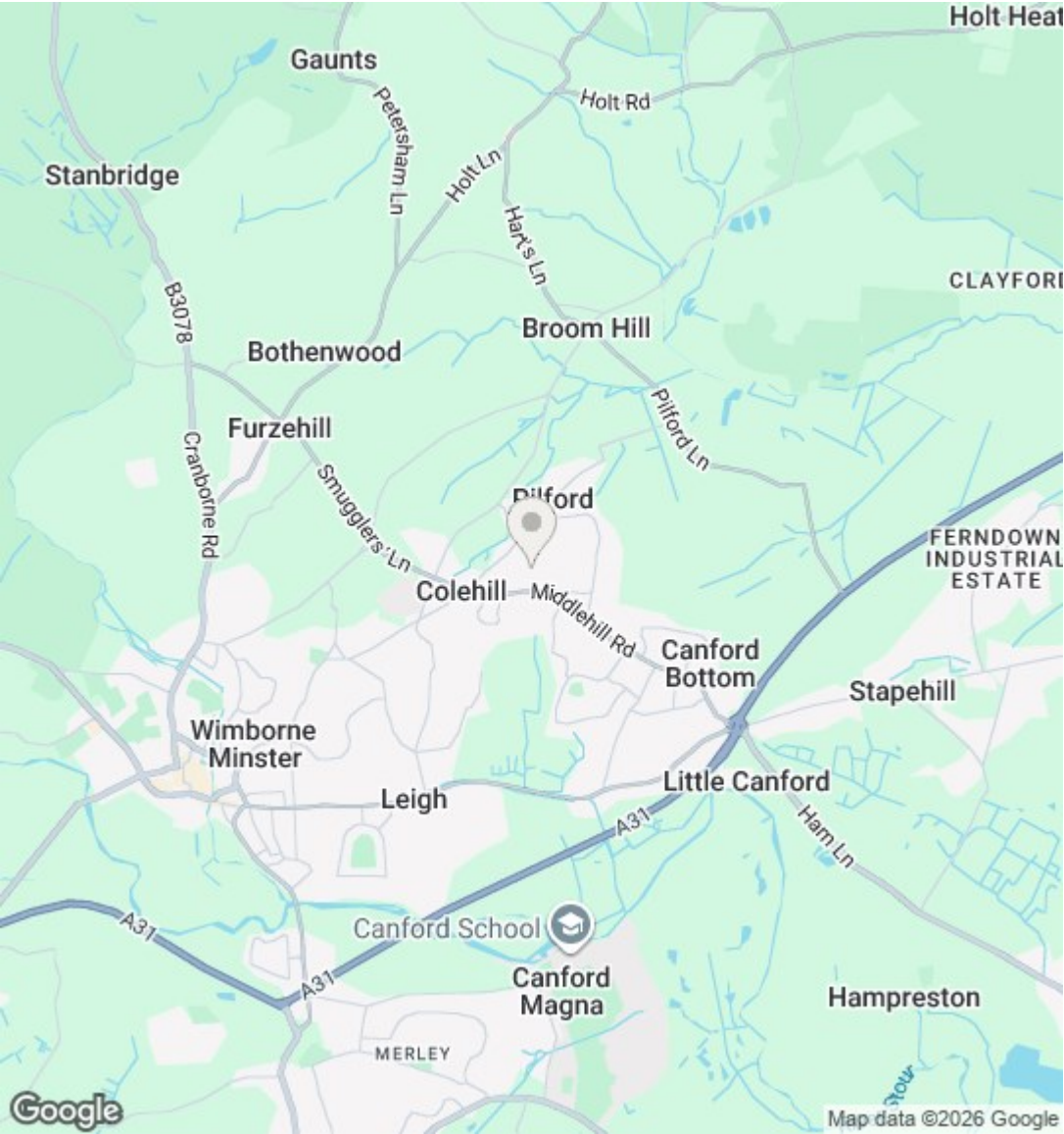
A VERY WELL PRESENTED 2 BEDROOM GROUND FLOOR GARDEN APARTMENT SITUATED IN A QUIET CUL-DE-SAC.

Offered to the market in excellent order throughout, this charming ground floor apartment enjoys a peaceful setting whilst being conveniently located for local amenities and transport links. The property is accessed via a welcoming entrance hall which benefits from three generous storage cupboards, one of which has plumbing for a washing machine, and leads through to a bright and comfortable lounge perfect for relaxing or entertaining. The modern kitchen has been recently fitted with contemporary units, an integrated oven and hob, fridge freezer, dishwasher, and a stylish breakfast bar. The accommodation further comprises a good-sized double bedroom and a second single bedroom which would also make an ideal dining room or home

office, with direct access onto the private rear garden. The bathroom is fitted with a modern white suite including a rain shower over the bath. In addition, the property benefits from gas central heating, double glazing, a private entrance, and off-road parking, whilst the garden itself features a shed and an outside tap. The property holds an EPC rating of C and falls within Council Tax Band B, with a holding deposit of £1500.00. Please note that, unfortunately, no pets are permitted due to the block management company's policy. A viewing is highly recommended to fully appreciate all that this lovely home has to offer.



# Area Map



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | 73                      | 79        |
|                                             |   | EU Directive 2002/91/EC |           |

## Viewings

Viewings by arrangement only.  
Call 01202 88 90 88 to make an appointment.