

19 Bluecoat Court
Herford, SG14 1AY
Guide price £315,000





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This apartment offers a good-size lounge with space for dining table and separate kitchen with a range of fitted cupboards and integrated appliances.

The bedroom offers space for wardrobes and the shower room has been recently re-fitted with a walk-in shower. There is a good size storage cupboard in the hall.

It has a wonderfully spacious feel and a layout which is perfect for modern living. The apartment has one allocated parking space.

Communal Entrance: - stairs to first floor, door to:??

Entrance Hall

?

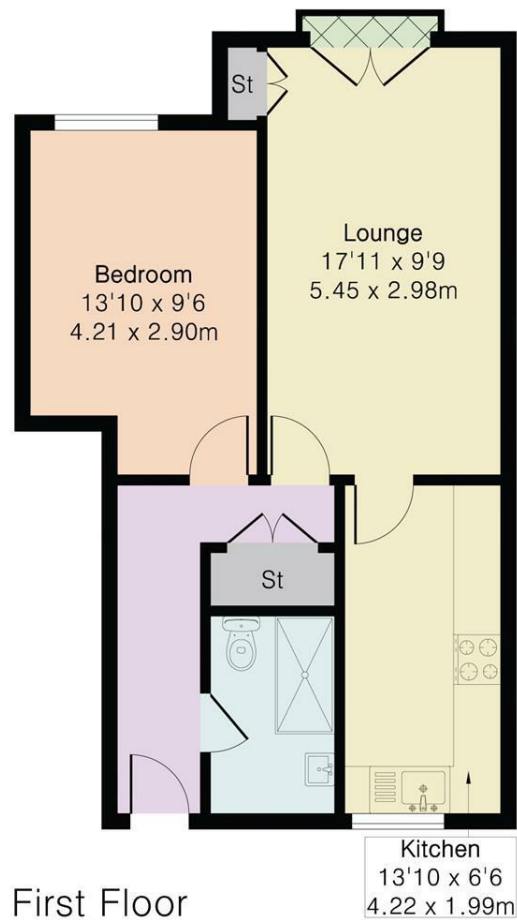
Lounge/Diner

Kitchen





Approximate Gross Internal Area 542 sq ft - 50 sq m



First Floor

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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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