

Floor Plan

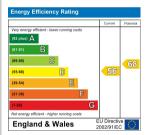
Rugby Avenue, HA0 3DJ

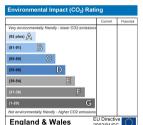
Approx Gross Internal Area = 76.57 sq m / 824 sq ft Eaves Storage/ RHH = 22.12 sq m / 238 sq ft Total = 98.69 sq m / 1062 sq ft



- NO UPPER CHAIN
- THREE BEDROOM DUPLEX FLAT
- TWO BATHROOMS INCLUDING ENSUITE TO MASTER BEDROOM
- SPACIOUS MAIN RECEPTION ROOM
- CONTEMPORARY KITCHEN
- THREE DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- FITTED CUPBOARD STORAGE
- NEWLY FITTED BATHROOM
- PRESENTED IN GOOD INTERNAL CONDITION

Energy Efficiency Graph











These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Wembley

with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan if there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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