





**\*\* A MUCH IMPROVED ONE BEDROOM  
GROUND FLOOR APARTMENT WITH  
REFITTED KITCHEN & BATHROOM \*\***

A one bedroomed ground floor apartment situated in the popular village of Branston and within easy reach of both the town centre and the A38.

The property briefly comprises: Entrance hallway, spacious living room, fitted modern kitchen with white goods, large double bedroom and bathroom with three piece suite and shower over bath. The property has allocated parking.

The home benefits from a renewed lease currently with 967 years remaining, with £95 per month service charge.

Ideal for first time buyer or investor.













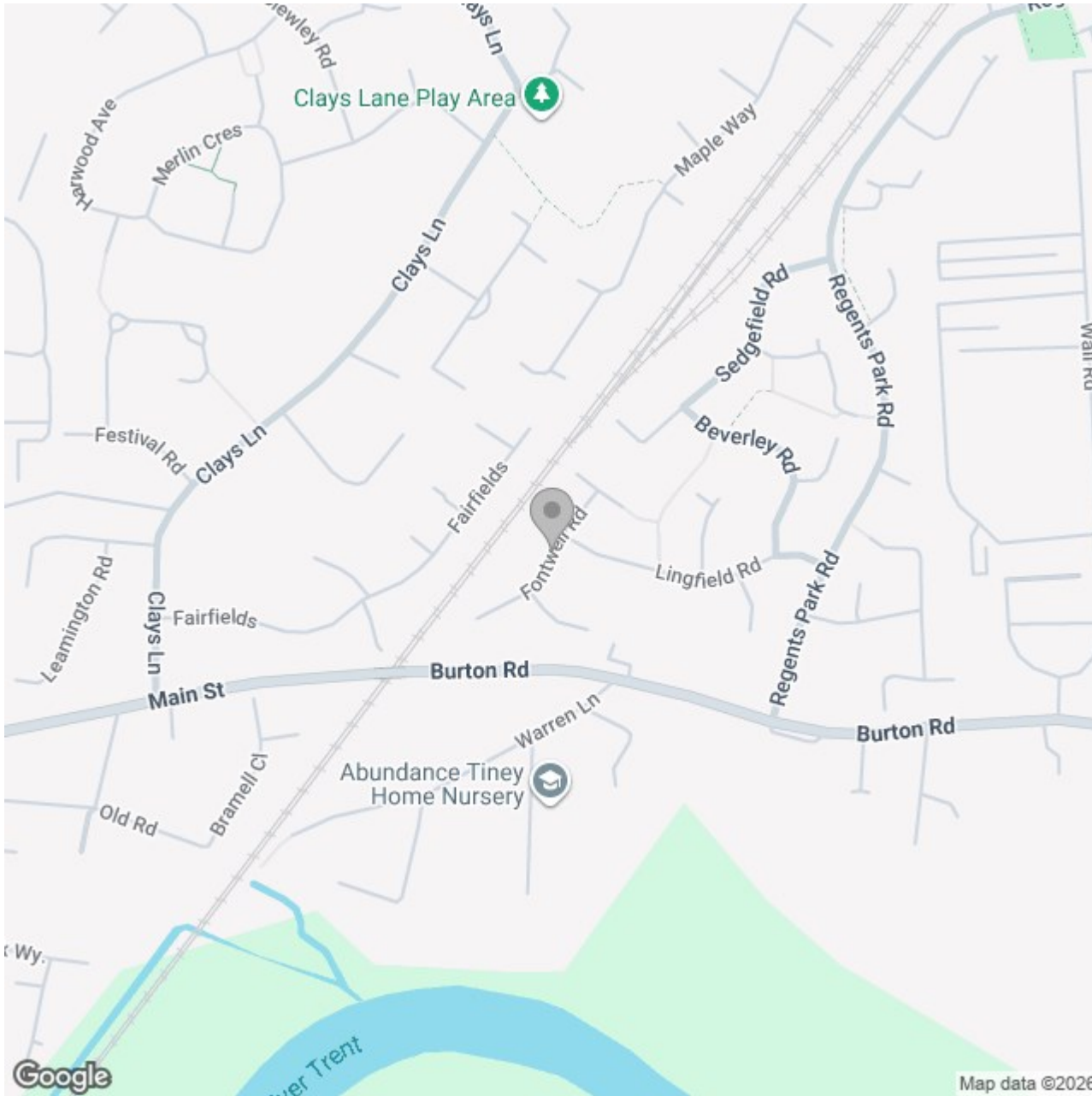












## Energy Efficiency Rating

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