



2 Bedroom Flat To Let: The Snowberry shrub offers interest all year round, much like the fantastic Snowberry Walk development in St George. Available to the market for the first time since new, this simply stunning two bed apartment offers stylish accommodation throughout and benefits from OSP and 5 years NHBC remaining! The flat itself boasts an impressive entrance hall leading to two well proportioned bedrooms, with the master benefitting from a modern ensuite. The hall with further take you to a well designed and tasteful family bathroom. To the farthest side you will be greeted with a spacious and inviting open plan lounge area with triple aspect windows. This ideal entertaining area is open to a modern fitted kitchen, perfect for cooking whilst enjoying the company of your guests! To the outside this impressive property comes complete with an allocated parking space and in addition several visitor spaces can be foundâ€ feeling tempted? Call us today. Access, Via Communal entrance. Stairs rising to top floor. Access, Via solid fire door leading into, Entrance hall, Doors to all rooms. Storage cupboard homing fuse box and hanging rail. Secondary cupboard homing water tank and shelving. Radiator. Secure entrance system. Smoke alarm. Laminate flooring. Door to, Kitchen/lounge, Lounge/diner w: 4.09m x l: 4.11m, uPVC double glazed window to front and side. Radiator x 2. Laminate flooring. Television, phone and power points. Kitchen w: 4.09m x l: 4.11m, uPVC double glazed window to rear aspect. Modern range of wood effect wall and base units with laminate roll edge work surfaces over. Stainless steel sink and drainer unit with mixer tap over. Fitted electric oven with gas hob and electric extractor fan over. Integrated fridge/freezer and washing machine. Wall mounted housed 'Potterton' boiler. Laminate up stands. Down lights. Laminate flooring. Power points. Master bedroom w: 2.64m x l: 3.71m, uPVC double glazed window to front aspect. Radiator. Fitted wardrobe. Television and power

points. Door to, En-suite w: 1.54m x l: 1.77m. Three piece modern suite comprising: Shower cubicle with glass screen and sliding door, pedestal wash, and basin with mixer tap and hot/cold W.C. Ladder effect towel radiator. Extractor fan. Shaver socket. Down lights. Floor cover: w: 2.03m x l: 1.21m. uPVC double glazed window to rear aspect. Radiator. Down points. Floor cover: w: 2.03m x l: 1.21m. Three piece modern suite comprising: Pedestal wash with non return pedestal vent, and basin with mixer tap over and low level W.C. Ladder effect towel rail. Partially tiled walls. Down lights. Extractor fan. Tiled floor. Outside allocated off street parking space for one vehicle. Bike storage. Access, Via Commercial entrance. Stairs rising to top floor. Access, Via solid fire door leading into, Entrance hall. Doors to all rooms. Storage cupboard holding fuse box and hanging rail. Secondary cupboard holding water tank and shelving. Radiator. Secure entrance system. Smoke alarm. Laminated flooring. Door to, Kitchen/Lounge, Lounge/dining, w: 4.09m x l: 4.11m, uPVC double glazed window to front and side. Radiator x 2. Laminated flooring. Television, phone and power points. Kitchen, w: 4.09m x l: 4.11m, uPVC double glazed window



## 2 bedroom flat in St George

---

to rear aspect. Modern range of wood effect wall and base units with laminate roll edge work surfaces over. Stainless steel sink and drainer unit with mixer tap over. Fitted electric oven with gas hob and electric extractor fan over. Integrated fridge/freezer and washing machine. Wall mounted housed 'Potterton' boiler. Laminate up stands. Down lights. Laminate flooring. Power points. Master bedroom, w: 2.64m x l: 3.71m, uPVC double glazed window to front aspect. Radiator. Fitted wardrobe. Television and power points. Door to, En-suite, w: 1.54m x l: 1.77m, Three piece modern suite comprising; Shower cubicle with mains shower and sliding doors, pedestal wash hand basin with mixer tap and low level W.C. Fully tiled walls. Ladder effect towel radiator. Extractor fan. Shaver point. Down lights. Bedroom 2, w: 2.05m x l: 3.73m, uPVC double glazed window to front aspect. Radiator. Power points. Bathroom, w: 2.03m x l: 2.09m, Three piece suit comprising; Panelled bath with mix taps, pedestal wash hand basin with mixer tap over and low level W.C. Ladder effect towel rail. Partially tiled walls. Down lights. Extractor fan. Tiled floor. Outside, Allocated off street parking space for one vehicle. Bike.