



## Woburn Court, W13

A charming one-bedroom ground floor apartment part of this sought-after Cleveland Estate.

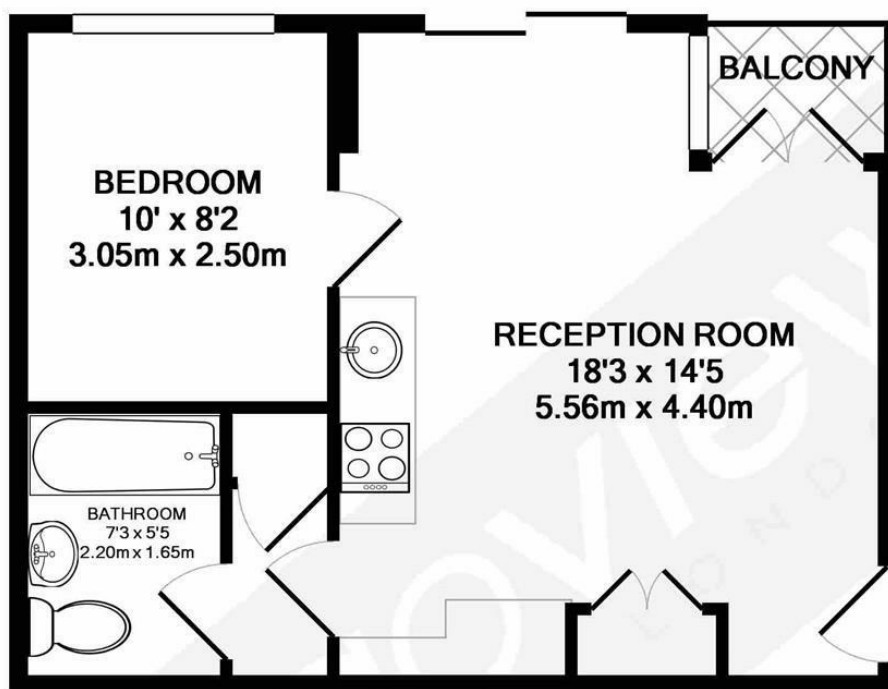
This property boasts a spacious and naturally bright living area, featuring a generous open plan kitchen/reception room with delightful views of the communal garden.

The layout also includes a comfortable double bedroom and a modern bathroom

It further benefits from parking facilities and access to a balcony.

- One bedroom flat
- Purpose built block
- Ground floor
- Balcony
- Off-street parking
- Communal Gardens
- Great location
- Chain free

£325,000



TOTAL APPROX. FLOOR AREA 427 SQ.FT. (39.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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| 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>                            |           | <b>75</b>               |
| (55-68) <b>D</b>                            | <b>56</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |