



**55 New Street , DN5 0AZ**  
**£70,000 OffersInRegionOf**  
**Tenure Leasehold**

- **NO CHAIN**
- **TWO BED FLAT**
- **GREAT ACCESS TO  
MOTORWAY LINKS  
AND TOWN CENTRE**
- **READY TO MOVE IN**

## Two Bedroom Ground Floor Flat with Garden – No Chain – Bentley

Offered to the market with no onward chain, this move-in-ready ground floor flat presents an excellent opportunity for first-time buyers, downsizers or investors alike. The property is leasehold with no service charge and benefits from a private rear garden, a rare and desirable feature.

On entering the property, you are welcomed into a bright and spacious living area. The living room (2.96m x 4.79m) offers generous space for both relaxing and dining, flowing seamlessly into the kitchen to create a modern, open-plan feel ideal for everyday living.

The kitchen (2.19m x 3.98m) is well proportioned, providing ample worktop and storage space, perfect for those who enjoy cooking and entertaining.

There are two well-sized bedrooms, including:

Bedroom one (3.15m x 3.08m) – a spacious double bedroom

Bedroom two (3.20m x 1.98m) – ideal as a second bedroom, home office or guest room

Completing the accommodation is the family bathroom (2.19m x 1.84m), fitted with a modern suite.

### Key Selling Points

Ground floor flat with private rear garden

Open-plan style living

Two bedrooms and family bathroom

No service charge

Leasehold – lease length not stated

Move-in ready condition

No onward chain

### Highly Convenient Location – Bentley

Situated in the popular area of Bentley, the property is within easy reach of a wide range of local shops and amenities, including convenience stores, cafés and everyday services. Bentley also benefits from excellent transport links, with quick

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