



Avon Street
Hamilton, ML3 7HU

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Avon Street
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ML3 7HU

Ground floor flat

2 Bedrooms
1 Reception
1 Bathroom



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KEY FEATURES

- **Ground floor flat with 2 bedrooms**
- **Recently refurbished and finished to an excellent standard throughout**
- **Lovely open plan living area**
- **High gloss kitchen**
- **Modern bathroom suite finished with wet wall panelling**
- **Gas Central Heating**
- **Centrally located in Hamilton town centre close to Shops, bars and restaurants**
- **Great transport links : walking distance to Hamilton train and bus station and just a few minutes drive from M74 motorway**
- **EPC Rating: C**
- **Council Tax Band: A**



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Avon Street, Hamilton, ML3 7HU

Move On are delighted to present to the market this beautifully presented & recently refurbished 2 bedroom ground floor flat in Hamilton - Avon Street.

The accommodation features a lovely open plan living area finished in stylish & modern grey and white with laminate flooring, and a high gloss fitted kitchen. Both bedrooms have been freshly decorated and have grey carpets. Completing the accommodation is the bathroom which has wet-wall panelling, white sanitary-ware with chrome accessories, and a shower over the bath. There is gas central heating and a security entry on the main door. This property is in true 'walk-in' condition, just ready to put your furniture down!

Avon Street is centrally located in Hamilton just a few minutes from the main town centre, which has a large range of shops, bars, and restaurants at The Regent Shopping Centre and The Palace Grounds Retail Park. Hamilton train and bus station are also within walking distance of the flat, and the M74 motorway is just a few moments drive.

Mortgage advice available - call to book your appointment with one of our mortgage advisers.

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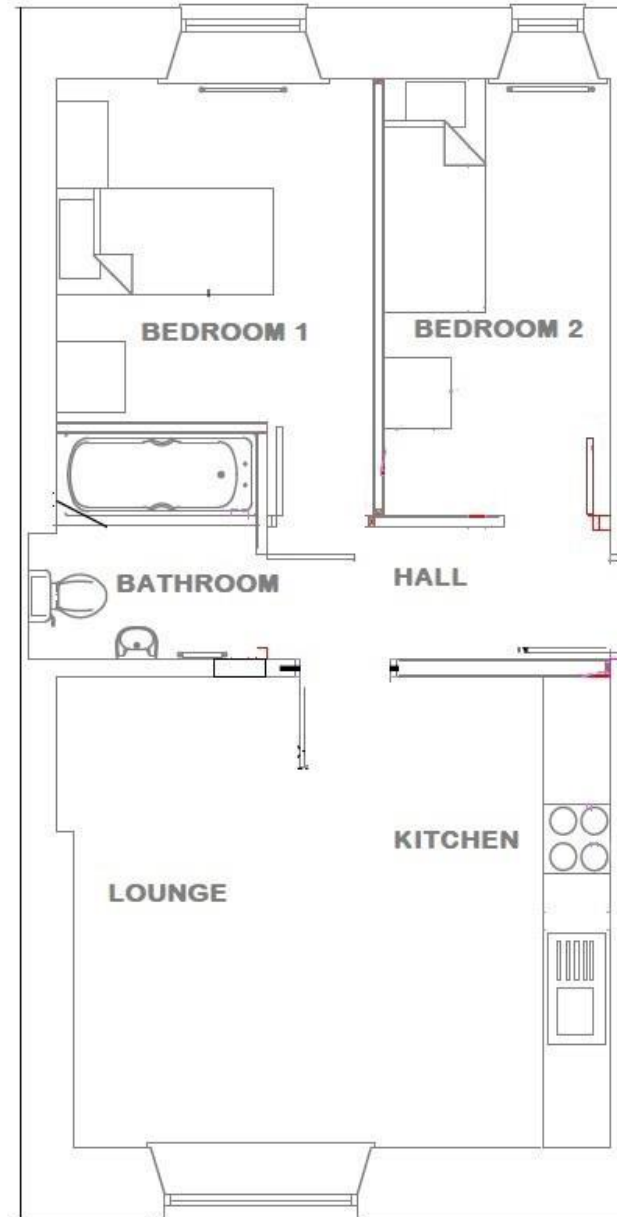
ROOM MEASUREMENTS

Lounge / Kitchen:
6.32m (20'9") x 5.82m (19'1")

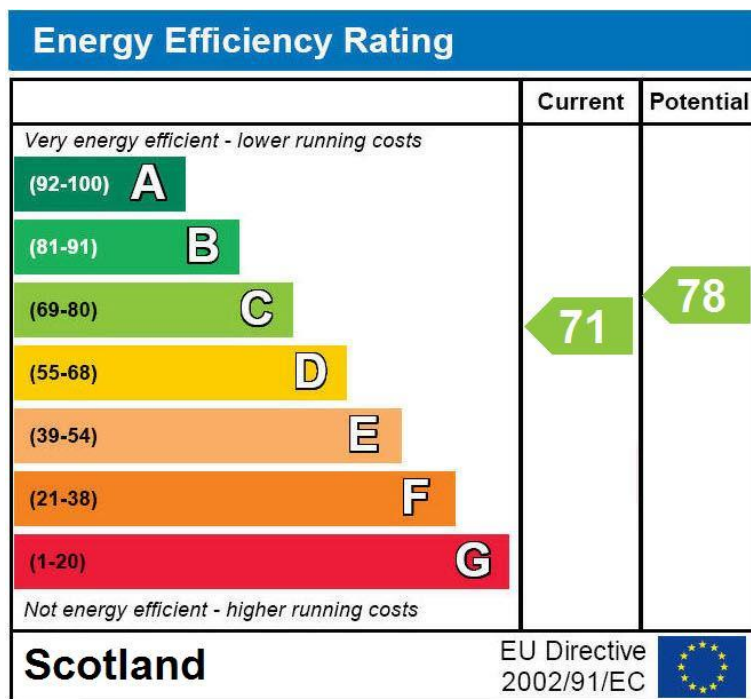
Bedroom 1:
3.12m (10'3") x 3.96m (13'0")

Bedroom 2:
3.96m (13'0") x 2.06m (6'9")

Bathroom:
2.08m (6'10") x 1.90m (6'3")



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

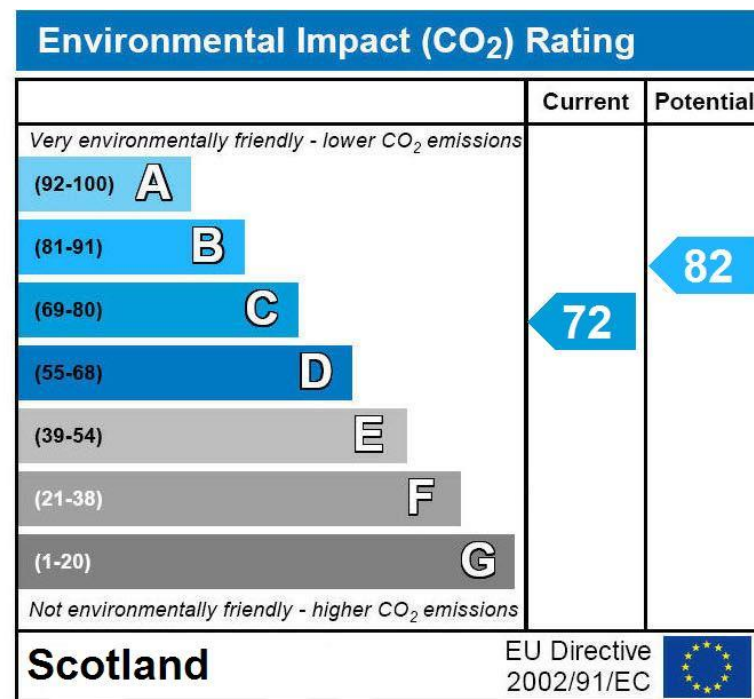


Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band C (71)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band C (72)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.

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